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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 01, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0374
APPLICANT:	LIU, CHEN
PARCEL NO.:	0311 017
PARCEL ADDRESS:	0690 MARKET ST, UNIT 102
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,556,625.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0375
APPLICANT:	LIU, CHEN
PARCEL NO.:	0311 018
PARCEL ADDRESS:	0690 MARKET ST, UNIT 103
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$3,558,000.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0376
APPLICANT:	LIU, CHEN
PARCEL NO.:	0311 016
PARCEL ADDRESS:	0690 MARKET ST, UNIT 101
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,297,875.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0379
APPLICANT:	USA HOSTELS SF
PARCEL NO.:	0304 018
PARCEL ADDRESS:	0711 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,104,560.00
APPLICANT'S OPINION:	$5,760,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0380
APPLICANT:	USA HOSTELS SF
PARCEL NO.:	0304 006
PARCEL ADDRESS:	0630 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,861,519.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0445
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	3775 025
PARCEL ADDRESS:	0561V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,110,709.00
APPLICANT'S OPINION:	$1,117,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0447
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	3757 001
PARCEL ADDRESS:	1201 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,091,432.00
APPLICANT'S OPINION:	$2,170,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0540
APPLICANT:	BOSCO, ROBERT
PARCEL NO.:	0144 012
PARCEL ADDRESS:	0450 0452 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,577,594.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0599
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	0494 005
PARCEL ADDRESS:	1802 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,761,798.00
APPLICANT'S OPINION:	$1,235,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0605
APPLICANT:	AU ENERGY LLC
PARCEL NO.:	0655 001
PARCEL ADDRESS:	2501 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,999,375.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0668
APPLICANT:	BURBANK INVESTOR SERVICES
PARCEL NO.:	0074 047
PARCEL ADDRESS:	0807 COLUMBUS AVE, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,142,394.00
APPLICANT'S OPINION:	$550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0724
APPLICANT:	ZANELLO TRUST 1998
PARCEL NO.:	0742 010
PARCEL ADDRESS:	0755 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,762,124.00
APPLICANT'S OPINION:	$2,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0778
APPLICANT:	BELLET, DAVID
PARCEL NO.:	0452T045D
PARCEL ADDRESS:	0900 NORTH POINT ST, 632 B37D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$263,694.00
APPLICANT'S OPINION:	$208,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0902
APPLICANT:	100 BROADWAY ASSOCIATES
PARCEL NO.:	0141 003B
PARCEL ADDRESS:	0100 0120 BROADWAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,743,075.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0928
APPLICANT:	GUSTAFSON, DOUGLAS
PARCEL NO.:	0306T042B
PARCEL ADDRESS:	0441 MASON ST, 1205-26
TOPIC:	
CURRENT ASSESSMENT:	$4,000.00
APPLICANT'S OPINION:	$2,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, October 1, 2012 at 9:30 a.m.

Present: Gregory Blaine, Margaret Ruxton and Edward Campaña

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0724	Zanello Trust 1998	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0778	David Bellet	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0374	Chen Liu	Postponed
2011-0375	Chen Liu	Postponed
2011-0376	Chen Liu	Postponed
2011-0379	USA Hostels SF	Withdrawn
2011-0380	USA Hostels SF	Withdrawn
2011-0445	AU Energy LLC	Postponed
2011-0447	AU Energy LLC	Postponed
2011-0540	Robert Bosco	Withdrawn
2011-0599	AU Energy LLC	Postponed
2011-0605	AU Energy LLC	Postponed
2011-0668	Burbank Investor Services	Rejected
2011-0902	100 Broadway Associates	Withdrawn
2011-0928	Douglas Gustafson	Withdrawn

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There being no further business, the Board, at the hour of 10:10 a.m. recessed to reconvene Tuesday, October 2, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 3, 2012

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 01, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4748
APPLICANT:	ANTOINE, JILL
PARCEL NO.:	6588 015A
PARCEL ADDRESS:	0727 27TH ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,822,239.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0500
APPLICANT:	DOHERTY, TREVOR
PARCEL NO.:	5527 027
PARCEL ADDRESS:	1653 ALABAMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,029.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0507
APPLICANT:	MCCARTHY, BELL
PARCEL NO.:	3531 020
PARCEL ADDRESS:	0266 0270 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,902,786.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0524
APPLICANT:	LE, PAUL
PARCEL NO.:	1154 006
PARCEL ADDRESS:	1025 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,934,244.00
APPLICANT'S OPINION:	$1,500,918.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0533
APPLICANT:	JAISWAL FAMILY REV. TRUST
PARCEL NO.:	1007 011
PARCEL ADDRESS:	3228 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,516,974.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0534
APPLICANT:	CELTIC MOVING & STORAGE
PARCEL NO.:	4909 033
PARCEL ADDRESS:	1280 EGBERT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,809,555.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0936
APPLICANT:	HSU, ALICE
PARCEL NO.:	1007 021
PARCEL ADDRESS:	0308 PRESIDIO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,110,853.00
APPLICANT'S OPINION:	$2,455,264.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0937
APPLICANT:	LAM-HO, JUDY
PARCEL NO.:	1771 051
PARCEL ADDRESS:	1535 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,283,604.00
APPLICANT'S OPINION:	$695,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0938
APPLICANT:	HO, THOMAS
PARCEL NO.:	1371 015
PARCEL ADDRESS:	0171 11TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,892,496.00
APPLICANT'S OPINION:	$1,205,174.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0943
APPLICANT:	MCCAULEY, GARY
PARCEL NO.:	2831 001
PARCEL ADDRESS:	1200 1204 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,608,927.00
APPLICANT'S OPINION:	$1,800,225.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0967
APPLICANT:	KUHNS, MARIE
PARCEL NO.:	4078 001
PARCEL ADDRESS:	2501 2507 19TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,374,574.00
APPLICANT'S OPINION:	$1,735,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0981
APPLICANT:	3052 PACIFIC LLC
PARCEL NO.:	0964 007
PARCEL ADDRESS:	3052 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,066,663.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0982
APPLICANT:	3052 PACIFIC LLC
PARCEL NO.:	0964 008
PARCEL ADDRESS:	3070 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,616,624.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 1, 2012 at 1:31 p.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting 2010 and 2011assessment rolls being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4748	Jill Antoine	Submitted
2011-0967	Marie Kuhns	A.V.Lowered (Board)

The Board went into closed session at 2:05 p.m. to deliberate and take possible action on the above-submitted application. At the hour of 2:10 p.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2010-4748	Jill Antoine	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0500	Trevor Doherty	Postponed
2011-0507	Bell McCarthy	Postponed
2011-0524	Paul Le	Withdrawn
2011-0533	Jaiswal Family Rev Trust	Withdrawn
2011-0534	Celtic Moving & Storage	Withdrawn
2011-0936	Alice Hsu	Withdrawn
2011-0937	Judy Lam-Ho	Postponed
2011-0938	Thomas Ho	Postponed
2011-0943	Gary McCauley	Withdrawn
2011-0981	3052 Pacific LLC	Withdrawn
2011-0982	3052 Pacific LLC	Withdrawn

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There being no further business, the Board, at the hour of 2:15p.m. recessed to reconvene Wednesday, October 3, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 3, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 02, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1785
APPLICANT:	STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.:	3722 079
PARCEL ADDRESS:	1480 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,391,455.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0081
APPLICANT:	BROOKS PROPERTIES UNION SQ LLC
PARCEL NO.:	0309 009
PARCEL ADDRESS:	0156 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,970,000.00
APPLICANT'S OPINION:	$16,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0084
APPLICANT:	BROOKS PROPERTIES UNION SQ LLC
PARCEL NO.:	0309 009
PARCEL ADDRESS:	0156 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,913,190.00
APPLICANT'S OPINION:	$14,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0633
APPLICANT:	394 PACIFIC LLC
PARCEL NO.:	0165 007
PARCEL ADDRESS:	0394 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,399,972.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0634
APPLICANT:	539 BRYANT LLC
PARCEL NO.:	3776 041
PARCEL ADDRESS:	0539 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,581,671.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0693
APPLICANT:	39 STOCKTON STREET, LLC
PARCEL NO.:	0327 004
PARCEL ADDRESS:	0039 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,640,496.00
APPLICANT'S OPINION:	$11,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0731
APPLICANT:	STOCKBRIDGE 138 NEW MONTGOMERY, LLC
PARCEL NO.:	3722 079
PARCEL ADDRESS:	1480 NATOMA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$24,575,120.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0847
APPLICANT:	166 GRANT, LLC
PARCEL NO.:	0310 017
PARCEL ADDRESS:	0166 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,199,979.00
APPLICANT'S OPINION:	$5,599,990.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0962
APPLICANT:	FRIEDMAN PROPERTIES LP
PARCEL NO.:	0453 005C
PARCEL ADDRESS:	0990 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,740,918.00
APPLICANT'S OPINION:	$6,002,637.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1197
APPLICANT:	524 HOWARD, LLC
PARCEL NO.:	3721 013
PARCEL ADDRESS:	0524 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$23,529,371.00
APPLICANT'S OPINION:	$3,679,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1589
APPLICANT:	GLL US OFFICE LP
PARCEL NO.:	3710 017
PARCEL ADDRESS:	0350 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,199,952.00
APPLICANT'S OPINION:	$15,010,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1797
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 035
PARCEL ADDRESS:	0545 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,695,062.00
APPLICANT'S OPINION:	$7,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1798
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 036
PARCEL ADDRESS:	0517 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,214,643.00
APPLICANT'S OPINION:	$4,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1802
APPLICANT:	TRANSAMERICA REALTY SERVICES, INC.
PARCEL NO.:	3768 016
PARCEL ADDRESS:	0002 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,235,821.00
APPLICANT'S OPINION:	$12,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

- Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 02, 2012
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3394
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,291,804.00
APPLICANT'S OPINION:	$4,287,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0823
APPLICANT:	PONTE GADEA CALIFORNIA, LLC
PARCEL NO.:	0327 026
PARCEL ADDRESS:	0150 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$64,313,617.00
APPLICANT'S OPINION:	$62,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1133
APPLICANT:	IHMS SF, LLC
PARCEL NO.:	0294 013
PARCEL ADDRESS:	0340 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,965,545.00
APPLICANT'S OPINION:	$23,140,794.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1439
APPLICANT:	FIFIELD ECHELON INVESTORS, LLC
PARCEL NO.:	3747 320
PARCEL ADDRESS:	0355 0375 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$49,097,957.00
APPLICANT'S OPINION:	$25,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1749
APPLICANT:	FESTIVAL RETAIL FUND I 228 POS
PARCEL NO.:	0294 008
PARCEL ADDRESS:	0228 0240 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$69,833,873.00
APPLICANT'S OPINION:	$39,996,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1800
APPLICANT:	TRANSAMERICA REALTY INVESTMENT PROPERTIES, LLC
PARCEL NO.:	0207 037
PARCEL ADDRESS:	0505 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$62,382,915.00
APPLICANT'S OPINION:	$40,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2775
APPLICANT:	274 BRANNAN JV LLC
PARCEL NO.:	3774 073
PARCEL ADDRESS:	0274 BRANNAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$52,288,154.00
APPLICANT'S OPINION:	$15,684,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 2, 2012, at 9:30 a.m.

Present: Lawrence Lee, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
10/2/12

Appeal No.	Name	Disposition
2011-1197	524 Howard, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-1785	Stockbridge 138 New Montgomery	Postponed
2011-0081	Brooks Properties Union Sq LLC	Postponed
2011-0084	Brooks Properties Union Sq LLC	Postponed
2011-0633	394 Pacific LLC	Postponed
2011-0634	539 Bryant LLC	Withdrawn
2011-0693	39 Stockton Street, LLC	Withdrawn
2011-0731	Stockbridge 138 New Montgomery	Postponed
2011-0847	166 Grant, LLC	Postponed
2011-0962	Friedman Properties LP	Postponed
2011-1589	GLL US Office LP	Withdrawn
2011-1797	Transamerica Realty Investments	Postponed
2011-1798	Transamerica Realty Investments	Postponed
2011-1802	Transamerica Realty Services	Withdrawn

There being no further business, the Board, at the hour of 10:00 a.m., recessed to reconvene Wednesday, October 3, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 9, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 03, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5493
APPLICANT:	CHEN, JIN QUAN
PARCEL NO.:	6321 005
PARCEL ADDRESS:	0030 CASTILLO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5496
APPLICANT:	CHEN, JIN QUAN
PARCEL NO.:	6321 005
PARCEL ADDRESS:	0030 CASTILLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$400,000.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5688
APPLICANT:	SWEENEY, EDWARD
PARCEL NO.:	6767 022
PARCEL ADDRESS:	0206 ACADIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$767,514.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5694
APPLICANT:	LIU, CAROLYN
PARCEL NO.:	6052 018
PARCEL ADDRESS:	0533 SOMERSET ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$776,500.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5695
APPLICANT:	LIU, CAROLYN
PARCEL NO.:	6052 018
PARCEL ADDRESS:	0533 SOMERSET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$786,900.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5696
APPLICANT:	LIU, CAROLYN
PARCEL NO.:	6052 018
PARCEL ADDRESS:	0533 SOMERSET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$785,034.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5797
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$912,500.00
APPLICANT'S OPINION:	$777,030.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5798
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$925,339.00
APPLICANT'S OPINION:	$789,869.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5799
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$923,144.00
APPLICANT'S OPINION:	$787,674.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5872
APPLICANT:	KONG, HELEN
PARCEL NO.:	7100 055
PARCEL ADDRESS:	0163 RAE AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$999,900.00
APPLICANT'S OPINION:	$773,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0973
APPLICANT:	PAN, BAO LIAN
PARCEL NO.:	7086 015
PARCEL ADDRESS:	0227 ARCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$611,570.00
APPLICANT'S OPINION:	$476,910.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0980
APPLICANT:	MIAO, LAWRENCE
PARCEL NO.:	0991 034
PARCEL ADDRESS:	3947 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,400,000.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 3, 2012 at 9:30 a.m.

Present: Mervin Conlan, Louisa Mendoza and Meg Ruxton

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5688	Edward Sweeney	Postponed at hearing; case bifurcated; reschedule for admin hearing
2010-5694	Carolyn Liu	Submitted
2010-5695	Carolyn Liu	Submitted
2010-5696	Carolyn Liu	Submitted
2010-5872	Helen Kong	Submitted
2011-0973	Bao Lian Pan	A.V. Lowered (Assessor)
2011-0980	Lawrence Miao	A.V. Lowered (Assessor)

The Board went into closed session at 11:15 a.m. to deliberate and take possible action on the above-submitted applications. At the hour of 11:30 a.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5694	Carolyn Liu	A.V. Lowered (Board)
2010-5695	Carolyn Liu	A.V. Lowered (Board)
2010-5696	Carolyn Liu	A.V. Lowered (Board)
2010-5872	Helen Kong	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5493	Jin Quan Chen	Denied-No Show
2010-5496	Jin Quan Chen	Denied-No Show
2010-5797	Mira Lee	Denied-No Show
2010-5798	Mira Lee	Denied-No Show
2010-5799	Mira Lee	Denied-No Show

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There being no further business, the Board, at the hour of 11:35 a.m. recessed to reconvene Friday, October 5, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 5, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 03, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0793
APPLICANT:	ALDAY, ADEO
PARCEL NO.:	3732 114
PARCEL ADDRESS:	0967 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,346,398.00
APPLICANT'S OPINION:	$3,050,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 27 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0978
APPLICANT:	THOMAS LIVING TRUST
PARCEL NO.:	0221 004
PARCEL ADDRESS:	1230 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,601,771.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1039
APPLICANT:	LEE, ROBERT
PARCEL NO.:	0054 046
PARCEL ADDRESS:	0348 0352 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,197,043.00
APPLICANT'S OPINION:	$1,100,971.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1054
APPLICANT:	GUTIERREZ, RAMON
PARCEL NO.:	0762 353
PARCEL ADDRESS:	0601 VAN NESS AVE, 903
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$384,352.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1091
APPLICANT:	HYNES, TRICIA
PARCEL NO.:	0025 036
PARCEL ADDRESS:	0870 NORTH POINT ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$970,488.00
APPLICANT'S OPINION:	$835,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1092
APPLICANT:	OVSYANNIKOV, MAXIM
PARCEL NO.:	0080 018
PARCEL ADDRESS:	0101 LOMBARD ST, 18
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,000.00
APPLICANT'S OPINION:	$430,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1102
APPLICANT:	FORREST, MARTIN
PARCEL NO.:	3745 240
PARCEL ADDRESS:	0301 MAIN ST, UNIT 16H
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,281,552.00
APPLICANT'S OPINION:	$925,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1160
APPLICANT:	SAVELY, VIRGINIA
PARCEL NO.:	0298C038
PARCEL ADDRESS:	0666 POST ST, #1103
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$532,723.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1162
APPLICANT:	HOPFENSPIRGER, LEE
PARCEL NO.:	0660 025
PARCEL ADDRESS:	2275 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,671,966.00
APPLICANT'S OPINION:	$1,081,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1163
APPLICANT:	FIRST AMENDED SOOD DECLARATION
PARCEL NO.:	3789 730
PARCEL ADDRESS:	0229 BRANNAN ST, #15-D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,190,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1164
APPLICANT:	WOLLACK FAMILY REVOC TR
PARCEL NO.:	3722 292
PARCEL ADDRESS:	0188 MINNA ST, 27D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,311,825.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1172
APPLICANT:	MANUS FAMILY TRUST
PARCEL NO.:	3745 308
PARCEL ADDRESS:	0301 MAIN ST, UNIT 25D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,440,468.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1188
APPLICANT:	BELOTSERKOVSKY, DMITRY
PARCEL NO.:	3774 410
PARCEL ADDRESS:	0200 BRANNAN ST, #434
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,528,632.00
APPLICANT'S OPINION:	$988,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 3, 2012 at 1:34 p.m.

Present: Gregory Blaine, Richard Lee and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-0978	Thomas Living Trust	Verbal Stipulation Approved
2011-1039	Robert Lee	Submitted
2011-1054	Ramon Gutierrez	A.V. Lowered (Board)
2011-1160	Virginia Savely	Verbal Stipulation Approved
2011-1172	Manus Family Trust	Verbal Stipulation Approved

The Board went into closed session at 2:35 p.m. to deliberate and take possible action on the above-submitted application. At the hour of 2:52 p.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2011-1039	Robert Lee	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1091	Tricia Hynes	Denied-No Show
2011-1102	Martin Forrest	Denied-No Show
2011-1164	Wollack Family Revoc Trust	Denied-No Show
2011-1188	Dmitry Belotserkovsky	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0793	Adeo Alday	Withdrawn
2011-1092	Maxim Ovsyannikov	Postponed
2011-1162	Lee Hopfenspirger	Withdrawn
2011-1163	First Amended Sood Declaration	Withdrawn

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There being no further business, the Board, at the hour of 3:05 p.m. recessed to reconvene Thursday, October 4, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 10, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 04, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1203
APPLICANT:	COLVIN, JOHN
PARCEL NO.:	0419A034
PARCEL ADDRESS:	0056 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,122,660.00
APPLICANT'S OPINION:	$1,372,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
SEP 27 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1204
APPLICANT:	HUNT, SONIA
PARCEL NO.:	3765 039
PARCEL ADDRESS:	0425 1ST ST, 803
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$947,393.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1226
APPLICANT:	FALLON, ROBERT
PARCEL NO.:	0041 121
PARCEL ADDRESS:	0329 BAY ST, #401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$925,486.00
APPLICANT'S OPINION:	$760,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1312
APPLICANT:	LEE, ROBERT
PARCEL NO.:	3735 154
PARCEL ADDRESS:	0246 02ND ST, #1603
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1314
APPLICANT:	LEE, LILY
PARCEL NO.:	3768 268
PARCEL ADDRESS:	0403 MAIN ST, 712
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$710,000.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1401
APPLICANT:	COMFORT, MARIA
PARCEL NO.:	3785 130
PARCEL ADDRESS:	0175 BLUXOME ST, #332
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$515,000.00
APPLICANT'S OPINION:	$440,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1410
APPLICANT:	GROLLMUS, LAURA
PARCEL NO.:	0472 007
PARCEL ADDRESS:	3223 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,635,188.00
APPLICANT'S OPINION:	$2,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1468
APPLICANT:	SUHARSKI-MCCARTY REVOC TRUST
PARCEL NO.:	0560 030
PARCEL ADDRESS:	2411 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,498,647.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1469
APPLICANT:	CHEN-HUI FAMILY TRUST
PARCEL NO.:	0121A041
PARCEL ADDRESS:	1070 GREEN ST, 1502
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,763,176.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1515
APPLICANT:	XU-PLANTS, CHUN SALLY
PARCEL NO.:	0614 010
PARCEL ADDRESS:	2224 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,900,000.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1529
APPLICANT:	GHANNAM-KEIHANI, KIANA
PARCEL NO.:	3778 052
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$611,472.00
APPLICANT'S OPINION:	$413,050.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1530
APPLICANT:	GUTIERREZ, RICARDO
PARCEL NO.:	3765 099
PARCEL ADDRESS:	0425 1ST ST, 1507
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 04, 2012
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0632
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 024
PARCEL ADDRESS:	0423 WASHINGTON ST, 701
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,174.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0635
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 018
PARCEL ADDRESS:	0423 WASHINGTON ST, 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,673,198.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0636
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 019
PARCEL ADDRESS:	0423 WASHINGTON ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,174.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0637
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 020
PARCEL ADDRESS:	0423 WASHINGTON ST, 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,174.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0638
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 021
PARCEL ADDRESS:	0423 WASHINGTON ST, 401
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,174.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0639
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 022
PARCEL ADDRESS:	0423 WASHINGTON ST, 501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,174.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0640
APPLICANT:	401 WASHINGTON LLC
PARCEL NO.:	0206 023
PARCEL ADDRESS:	0423 WASHINGTON ST, 601
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$941,174.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0971
APPLICANT:	CIBAS PROPERTIES LLC
PARCEL NO.:	0280 030
PARCEL ADDRESS:	1121 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,336,083.00
APPLICANT'S OPINION:	$1,512,596.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1020
APPLICANT:	520 TAYLOR STREET, LP
PARCEL NO.:	0306 015
PARCEL ADDRESS:	0518 0520 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,956,549.00
APPLICANT'S OPINION:	$1,912,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1050
APPLICANT:	KIM, DAE WOONG
PARCEL NO.:	0700 036
PARCEL ADDRESS:	1600 1630 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,413,701.00
APPLICANT'S OPINION:	$1,561,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1201
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	0161 085
PARCEL ADDRESS:	0728 PACIFIC AVE, 307
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$54,396.00
APPLICANT'S OPINION:	$27,996.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1202
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	0161 051
PARCEL ADDRESS:	0728 PACIFIC AVE, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,958,394.00
APPLICANT'S OPINION:	$1,071,879.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1323
APPLICANT:	SCHENDEL FAMILY TRUST
PARCEL NO.:	3779 001
PARCEL ADDRESS:	0500 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$473,264.00
APPLICANT'S OPINION:	$240,128.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1417
APPLICANT:	YAO, DONNA LEE
PARCEL NO.:	0242 017
PARCEL ADDRESS:	0738 STOCKTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,459,560.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 4, 2012 at 9:32 a.m.

Present: Edward Campaña, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1204	Sonia Hunt	Verbal Stipulation Approved
2011-1312	Robert Lee	Submitted
2011-1314	Lily Lee	Verbal Stipulation Approved
2011-1468	Suharski-McCarty Revoc Trust	Verbal Stipulation Approved
2011-1469	Chen-Hui Family Trust	Verbal Stipulation Approved
2011-1515	Chun Sally Xu-Plants	Submitted
2011-1530	Ricardo Gutierrez	Submitted

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At the hour of 11:08 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 11:32 a.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-1312	Robert Lee	A.V. Lowered (Board)
2011-1515	Chun Sally Xu-Plants	A.V. Lowered (Board)
2011-1530	Ricardo Gutierrez	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1203	John Colvin	Denied-No Show
2011-1226	Robert Fallon	Denied-No Show
2011-1401	Maria Comfort	Denied-No Show
2011-1410	Laura Grollmus	Denied-No Show
2011-1529	Kiana Ghannam-Keihani	Denied-No Show

RECESS

The Board, at the hour of 11:35 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:40 p.m.

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Present: Edward Campaña, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1050	Dae Kim	Verbal Stipulation Approved
2011-1201	Eddie Tsang	Denied
2011-1202	Eddie Tsang	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1020	520 Taylor Street, LP	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0632	401 Washington, LLC	Withdrawn
2011-0635	401 Washington, LLC	Withdrawn
2011-0636	401 Washington, LLC	Withdrawn
2011-0637	401 Washington, LLC	Withdrawn
2011-0638	401 Washington, LLC	Withdrawn
2011-0639	401 Washington, LLC	Withdrawn
2011-0640	401 Washington, LLC	Withdrawn
2011-0971	Cibas Properties, LLC	Withdrawn
2011-1323	Schendel Family Trust	Withdrawn
2011-1417	Donna Lee Yao	Postponed

There being no further business, the Board, at the hour of 4:05 p.m. recessed to reconvene Wednesday, October 10, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 11, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, October 05, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0993
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	1025 013
PARCEL ADDRESS:	2840 2844 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,948,764.00
APPLICANT'S OPINION:	$1,280,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0994
APPLICANT:	TAN, SHU
PARCEL NO.:	3555 025
PARCEL ADDRESS:	3186 3188 16TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,002,105.00
APPLICANT'S OPINION:	$802,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0997
APPLICANT:	CHANG, HAN KUO
PARCEL NO.:	7155 019
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$201,787.00
APPLICANT'S OPINION:	$120,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1018
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 049
PARCEL ADDRESS:	3327 3337 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,778,096.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1019
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 053
PARCEL ADDRESS:	2700 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,182,998.00
APPLICANT'S OPINION:	$2,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1021
APPLICANT:	SIU, KENNETH
PARCEL NO.:	3643 048
PARCEL ADDRESS:	3339 3349 23RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,359,473.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1053
APPLICANT:	YUE, HARRY
PARCEL NO.:	5239 024
PARCEL ADDRESS:	1275 FAIRFAX AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,124,296.00
APPLICANT'S OPINION:	$1,327,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1121
APPLICANT:	KIM, ANNIE
PARCEL NO.:	1222 028
PARCEL ADDRESS:	1565 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,502,390.00
APPLICANT'S OPINION:	$1,600,648.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1132
APPLICANT:	SCHMIER, KENNETH
PARCEL NO.:	1125 001
PARCEL ADDRESS:	2101 ELLIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,673,603.00
APPLICANT'S OPINION:	$1,498,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1165
APPLICANT:	RRTI INC.
PARCEL NO.:	6529 002A
PARCEL ADDRESS:	2922 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$553,720.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1166
APPLICANT:	RRTI INC.
PARCEL NO.:	6529 002
PARCEL ADDRESS:	2918 2920 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$553,720.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1167
APPLICANT:	RRTI INC.
PARCEL NO.:	6529 003
PARCEL ADDRESS:	2920 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$738,297.00
APPLICANT'S OPINION:	$330,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1180
APPLICANT:	1750 CONNECTICUT LLC
PARCEL NO.:	3951 006
PARCEL ADDRESS:	1350 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,842,958.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1195
APPLICANT:	OLYMPIC VIEW REALTY, LLC
PARCEL NO.:	7331 005
PARCEL ADDRESS:	3711 SITUS TO BE ASSIGNED AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,540,167.00
APPLICANT'S OPINION:	$5,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, October 5, 2012 at 9:30 a.m.

Present: Mervin Conlan, Meg Ruxton and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0997	Han Kuo Chang	Submitted
2011-1018	Kenneth Siu	A.V. Lowered (Assessor)
2011-1019	Kenneth Siu	Denied
2011-1021	Kenneth Siu	A.V. Lowered (Assessor)

The Board went into closed session at 10:25 a.m. to deliberate and take possible action on the above-submitted application. At the hour of 10:35 a.m. the Board reconvened in open session and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2011-0997	Han Kuo Chang	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0993	Raul Arriaza	Denied-No Show
2011-0994	Shu Tan	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1053	Harry Yue	Withdrawn
2011-1121	Annie Kim	Withdrawn
2011-1132	Kenneth Schmier	Withdrawn
2011-1165	RRTI Inc.	Withdrawn
2011-1166	RRTI Inc.	Withdrawn
2011-1167	RRTI Inc.	Withdrawn
2011-1180	1750 Connecticut LLC	Withdrawn
2011-1195	Olympic View Realty, LLC	Withdrawn

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There being no further business, the Board, at the hour of 10:40 a.m. recessed to reconvene Tuesday, October 9, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 9, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, October 09, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4839
APPLICANT:	COLLINS, PETE
PARCEL NO.:	2985 019
PARCEL ADDRESS:	0240 JUANITA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,076,021.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1227
APPLICANT:	5 K FARMS GP
PARCEL NO.:	0936 018H
PARCEL ADDRESS:	2341 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,402,508.00
APPLICANT'S OPINION:	$4,950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1236
APPLICANT:	JOHNSTON, MALCOLM
PARCEL NO.:	2011650893
PARCEL ADDRESS:	D019
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$355,328.00
APPLICANT'S OPINION:	$290,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1289
APPLICANT:	HAMMOND, CARMELA
PARCEL NO.:	4000 024
PARCEL ADDRESS:	0209 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,880,736.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1316
APPLICANT:	HUNT, MARY
PARCEL NO.:	5414 021
PARCEL ADDRESS:	1790 YOSEMITE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,447,992.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1317
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 006
PARCEL ADDRESS:	0248 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$780,794.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1318
APPLICANT:	CHIA INVESTMENT LLC
PARCEL NO.:	3518 007
PARCEL ADDRESS:	0252 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,031,099.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1344
APPLICANT:	LIN, CHYONG YAU
PARCEL NO.:	7172 003
PARCEL ADDRESS:	0001 HEAD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$348,582.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1346
APPLICANT:	O'DRISCOLL, PAUL
PARCEL NO.:	3553 063
PARCEL ADDRESS:	1905 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$988,165.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1349
APPLICANT:	LEE, LEONARD
PARCEL NO.:	3607 075
PARCEL ADDRESS:	0109 LIBERTY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,516,336.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1393
APPLICANT:	CHANG, ALFONSO
PARCEL NO.:	1428 024
PARCEL ADDRESS:	0438 0442 CLEMENT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,533,580.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3682
APPLICANT:	LARIZADEH, MAHMOUD
PARCEL NO.:	5016 019
PARCEL ADDRESS:	6625V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$248,362.00
APPLICANT'S OPINION:	$150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5129
APPLICANT:	CONSOLIDATED GRAPHICS
PARCEL NO.:	2011206916
PARCEL ADDRESS:	00000950 0000TENNESSEE ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$3,061,189.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, October 09, 2012
1:30 PM (ALL DAY)

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1038
APPLICANT:	KHOURI FAIQ & DIANA FAMILY LIV
PARCEL NO.:	3503 003
PARCEL ADDRESS:	1745 1755 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,697,782.00
APPLICANT'S OPINION:	$1,098,646.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1161
APPLICANT:	AFANASYEVA, TATYANA
PARCEL NO.:	1870 026
PARCEL ADDRESS:	2025 2027 KIRKHAM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,523,190.00
APPLICANT'S OPINION:	$985,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1185
APPLICANT:	DARBY AUERBACH-MORRIS LVG TR
PARCEL NO.:	3605 080
PARCEL ADDRESS:	3933 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,929,995.00
APPLICANT'S OPINION:	$1,164,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1190
APPLICANT:	ROBINS, KENDRA
PARCEL NO.:	1250 015
PARCEL ADDRESS:	0148 BEULAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,518,824.00
APPLICANT'S OPINION:	$1,450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1223
APPLICANT:	9TH AVENUE LLC
PARCEL NO.:	1764 013
PARCEL ADDRESS:	1369 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,359,995.00
APPLICANT'S OPINION:	$816,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1248
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 024
PARCEL ADDRESS:	3043 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$365,968.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1249
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 025
PARCEL ADDRESS:	3045 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$347,737.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1250
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 026
PARCEL ADDRESS:	3045 SAN BRUNO AVE, NO. 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$529,719.00
APPLICANT'S OPINION:	$350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1251
APPLICANT:	TSANG, EDDIE
PARCEL NO.:	5467 027
PARCEL ADDRESS:	3045 SAN BRUNO AVE, NO. 301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$429,194.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1492
APPLICANT:	LEE, CAROL K 1668 INVESTMENT
PARCEL NO.:	2027 015
PARCEL ADDRESS:	1516V NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,302,298.00
APPLICANT'S OPINION:	$1,152,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1500
APPLICANT:	LO, BENITO
PARCEL NO.:	2057 018
PARCEL ADDRESS:	1879 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$954,026.00
APPLICANT'S OPINION:	$493,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1503
APPLICANT:	KHOSTOVAN, ALI
PARCEL NO.:	2634 060
PARCEL ADDRESS:	0475 WARREN DR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$2,850,000.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, October 9, 2012 at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan, and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4839	Pate Collins	Submitted
2011-1227	5 K Farms GP	Submitted
2011-1316	Mary Hunt	Verbal Stipulation Approved
2011-1349	Leonard Lee	Verbal Stipulation Approved
2011-1393	Alfonso Chang	Submitted
2011-3682	Mahmoud Larizadeh	Verbal Stipulation Approved

The Board went into closed session at 11:05 a.m. to deliberate and take possible action on the above-submitted applications. At the hour of 11:25 a.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4839	Pate Collins	A.V.Lowered (Board)
2011-1227	5 K Farms GP	A.V.Lowered (Board)
2011-1393	Alfonso Chang	Denied

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1346	Paul O'Driscoll	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting 2011 assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1236	Malcolm Johnston	Withdrawn
2011-1289	Carmela Hammond	Withdrawn
2011-1317	Chia Investment LLC	Postponed
2011-1318	Chia Investment LLC	Postponed
2011-1344	Chyong Yau Lin	Withdrawn
2011-5129	Consolidated Graphics	Withdrawn

RECESS

The Board, at the hour of 11:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:35 p.m.

Present: Scott Spertzel, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1161	Tatyana Afanasyeva	Verbal Stipulation Approved (Decided by a quorum of Members Spertzel and Perez)
2011-1185	Darby Auerbach-Morris Living Trust	Verbal Stipulation Approved
2011-1190	Kendra Robins	Verbal Stipulation Approved
2011-1248	Eddie Tsang	Submitted
2011-1249	Eddie Tsang	Submitted
2011-1250	Eddie Tsang	Submitted
2011-1251	Eddie Tsang	Submitted
2011-1500	Benito Lo	Verbal Stipulation Approved

The Board went into closed session at 2:55 p.m. to deliberate and take possible action on the above-submitted applications. At the hour of 3:05 p.m. the Board reconvened in open session and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1248	Eddie Tsang	A.V. Lowered (Assessor)
2011-1249	Eddie Tsang	A.V. Lowered (Assessor)
2011-1250	Eddie Tsang	A.V. Lowered (Board
2011-1251	Eddie Tsang	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1038	Khouri Faiq & Diana Family	Withdrawn
2011-1223	9th Avenue LLC	Withdrawn
2011-1492	Carol Lee 1668 Investment	Withdrawn
2011-1503	Ali Khostovan	Withdrawn

There being no further business, the Board, at the hour of 3:10 p.m. recessed to reconvene Wednesday, October 10, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Morning Session Approved by the Board on Monday, October 15, 2012
Afternoon Session Approved by the Board on Wednesday, October 10, 2012.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 10, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0327
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,215,703.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0328
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$18,438,469.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0813
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,183,480.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5579
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,439,554.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5580
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,138,345.00
APPLICANT'S OPINION:	$6,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5581
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$18,807,237.00
APPLICANT'S OPINION:	$13,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0589
APPLICANT:	SMITH-BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,138,016.00
APPLICANT'S OPINION:	$10,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1230
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,248,152.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1231
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$811,216.00
APPLICANT'S OPINION:	$400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1232
APPLICANT:	RIVERS UNITED, INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,855,670.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1067
APPLICANT:	SMITH BRENNAN PROPERTIES
PARCEL NO.:	0643 003
PARCEL ADDRESS:	1630 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,282,120.00
APPLICANT'S OPINION:	$9,000,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1220
APPLICANT:	MONTGOMERY REALTY GROUP, INC.
PARCEL NO.:	0174 008
PARCEL ADDRESS:	0710 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,810,381.00
APPLICANT'S OPINION:	$4,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1221
APPLICANT:	MONTGOMERY REALTY GROUP, INC
PARCEL NO.:	0206 002
PARCEL ADDRESS:	0447 BATTERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,843,123.00
APPLICANT'S OPINION:	$3,786,885.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1266
APPLICANT:	PERFORMING ARTS LLC
PARCEL NO.:	3704 069
PARCEL ADDRESS:	0973 0977 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,026,122.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1302
APPLICANT:	1035 MARKET STREET LLC
PARCEL NO.:	3703 068
PARCEL ADDRESS:	1043 1045 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,031,420.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1304
APPLICANT:	1035 MARKET STREET LLC
PARCEL NO.:	3703 070
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,993,110.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1305
APPLICANT:	1035 MARKET STREET LLC
PARCEL NO.:	3703 058
PARCEL ADDRESS:	1035 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,721,321.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1808
APPLICANT:	SIX THIRTY-FOUR SECOND ST LLC
PARCEL NO.:	3788 038
PARCEL ADDRESS:	0634 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,403,918.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1864
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 002
PARCEL ADDRESS:	0535 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,257,549.00
APPLICANT'S OPINION:	$540,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1865
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 004
PARCEL ADDRESS:	0500 0516 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,944,940.00
APPLICANT'S OPINION:	$6,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

22) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1866
APPLICANT:	RIVERS UNITED INC.
PARCEL NO.:	0284 003
PARCEL ADDRESS:	0529 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$817,323.00
APPLICANT'S OPINION:	$360,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 10, 2012 at 9:35 a.m.

Present: Gregory Blaine, Scott Spertzel and Mark Watts

Quorum present

Chairperson: Gregory Blaine, Presiding

SF
A82
#2
10/10/12

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0813	Smith-Brennan Properties	Submitted
2010-0589	Smith-Brennan Properties	Submitted
2011-1067	Smith-Brennan Properties	Submitted
2011-1220	Montgomery Realty Group, Inc.	Verbal Stipulation Approved
2011-1221	Montgomery Realty Group, Inc.	Verbal Stipulation Approved

At the hour of 11:25 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 11:42 a.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2009-0813	Smith-Brennan Properties	A.V. Lowered (Board)
2010-0589	Smith-Brennan Properties	A.V. Lowered (Board)
2011-1067	Smith-Brennan Properties	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1808	Six Thirty-Four Second St LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-0327	Smith-Brennan Properties	Withdrawn
2009-0328	Smith-Brennan Properties	Withdrawn
2009-5579	Smith-Brennan Properties	Withdrawn
2009-5580	Smith-Brennan Properties	Withdrawn
2009-5581	Smith-Brennan Properties	Withdrawn

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Appeal No.	Name	Disposition (con't)
2010-1230	Rivers United, Inc.	Postponed
2010-1231	Rivers United, Inc.	Postponed
2010-1232	Rivers United, Inc.	Postponed
2011-1266	Performing Arts, LLC	Withdrawn
2011-1302	1035 Market Street, LLC	Withdrawn
2011-1304	1035 Market Street, LLC	Withdrawn
2011-1305	1035 Market Street, LLC	Withdrawn
2011-1864	Rivers United, Inc.	Postponed
2011-1865	Rivers United, Inc.	Postponed
2011-1866	Rivers United, Inc.	Postponed

There being no further business, the Board, at the hour of 11:45 a.m. recessed to reconvene Thursday, October 11, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 10, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1014
APPLICANT:	MOY, EUGENE
PARCEL NO.:	6756 037
PARCEL ADDRESS:	0004 0008 JOOST AVE, 2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$543,996.00
APPLICANT'S OPINION:	$465,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1068
APPLICANT:	LEI, WILLIAM
PARCEL NO.:	2117 032
PARCEL ADDRESS:	1918 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$962,085.00
APPLICANT'S OPINION:	$724,446.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1073
APPLICANT:	WEBER, PAUL
PARCEL NO.:	3622 058
PARCEL ADDRESS:	0514 HILL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,670,074.00
APPLICANT'S OPINION:	$1,303,164.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1093
APPLICANT:	PARK, ANDREW
PARCEL NO.:	7205 010
PARCEL ADDRESS:	2950 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,015,998.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1101
APPLICANT:	MOORE, CHARLOTTE
PARCEL NO.:	1593 035
PARCEL ADDRESS:	0680 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,623.00
APPLICANT'S OPINION:	$1,015,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1107
APPLICANT:	LANDRY, MONICA
PARCEL NO.:	1174 007
PARCEL ADDRESS:	0047 ATALAYA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,623.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1169
APPLICANT:	TRAM, TONNY
PARCEL NO.:	6786 084
PARCEL ADDRESS:	1388 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$728,747.00
APPLICANT'S OPINION:	$590,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1175
APPLICANT:	JFLP PARTNERSHIP
PARCEL NO.:	0956A004
PARCEL ADDRESS:	2545 LYON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,440,243.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1187
APPLICANT:	SABIN, ARNOLD
PARCEL NO.:	7517 347
PARCEL ADDRESS:	0135 RED ROCK WAY, 311L
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$502,368.00
APPLICANT'S OPINION:	$367,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1215
APPLICANT:	PAN, CHUN JUAN
PARCEL NO.:	1583 004
PARCEL ADDRESS:	0615 40TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$892,442.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1229
APPLICANT:	CALLAHAN, THOMAS
PARCEL NO.:	3629 023
PARCEL ADDRESS:	1091 CHURCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,100,000.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1270
APPLICANT:	LAM, HUY
PARCEL NO.:	1755 012
PARCEL ADDRESS:	0530 0534 IRVING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,565,405.00
APPLICANT'S OPINION:	$1,070,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1306
APPLICANT:	HAN, JUNGOK
PARCEL NO.:	1670 010
PARCEL ADDRESS:	8610 8630 27TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,713,405.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1340
APPLICANT:	LEUNG, CHRISTINE
PARCEL NO.:	7057.043
PARCEL ADDRESS:	0247 SUMMIT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$450,000.00
APPLICANT'S OPINION:	$410,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 10, 2012 at 1:38 p.m.

Present: Scott Spertzel, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1068	William Lei	Submitted
2011-1073	Paul Weber	Verbal Stipulation Approved
2011-1187	Arnold Sabin	Submitted
2011-1215	Chun Juan Pan	Submitted
2011-1229	Thomas Callahan	Verbal Stipulation Approved
2011-1270	Huy Lam	Verbal Stipulation Approved
2011-1306	Jungok Han	Submitted

At the hour of 3:10 p.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 3:25 p.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-1068	William Lei	A.V.Lowered (Assessor)
2011-1187	Arnold Sabin	A.V.Lowered (Board)
2011-1215	Chun Juan Pan	A.V.Lowered (Board)
2011-1306	Jungok Han	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1101	Charlotte Moore	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1014	Eugene Moy	Withdrawn
2011-1093	Andrew Park	Withdrawn
2011-1107	Monica Landry	Withdrawn
2011-1169	Tonny Tram	Withdrawn
2011-1175	JFLP Partnership	Withdrawn
2011-1340	Christine Leung	Withdrawn

There being no further business, the Board, at the hour of 3:30 p.m. recessed to reconvene Monday, October 15, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 24, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 11, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5691
APPLICANT:	KATYAL, SANJAY
PARCEL NO.:	0847 012
PARCEL ADDRESS:	0618 0620 HAIGHT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,670,268.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4265
APPLICANT:	TOPHAM, EDWARD
PARCEL NO.:	0127 153
PARCEL ADDRESS:	0955 GREEN ST, #6
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,479,198.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5167
APPLICANT:	DOHENY VIDOVICH PARTNERS
PARCEL NO.:	3799 007
PARCEL ADDRESS:	0675 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$71,196,515.00
APPLICANT'S OPINION:	$50,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5337
APPLICANT:	BACHMAN, LAWRENCE
PARCEL NO.:	6148 014
PARCEL ADDRESS:	0880 DARTMOUTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$481,789.00
APPLICANT'S OPINION:	$37,207.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 11, 2012 at 9:35 a.m.

Present: Ed Campaña, Richard Lee and Diane Robinson

Quorum present

Chairperson: Diane Robinson, Presiding

SF
A82
#2
10/11/12

The following listed applicants for change in the assessed valuation of property affecting the 2010 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4265	Edward Topham	Submitted
2010-5167	Doheny Vidovich Partners	Verbal Stipulation Approved

At the hour of 10:38 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted application. The Board reconvened in open session at 10:50 a.m. and took the following action on the original respective application:

Appeal No.	Name	Disposition
2010-4265	Edward Topham	A.V.Lowered by Board higher than assessor recommended value.

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5691	Sanjay Katyal	Postponed
2010-5337	Lawrence Bachman	Postponed

There being no further business, the Board, at the hour of 10:55 a.m. recessed to reconvene Friday, October 12, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Friday, October 12, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, October 12, 2012
9:30 AM

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SF
A82
#1
10/12/12

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5427
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901142
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5428
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901141
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5429
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901140
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5430
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010990187
PARCEL ADDRESS:	
TOPIC:	
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5582
APPLICANT:	RIGLER, MELVIN
PARCEL NO.:	4096 062
PARCEL ADDRESS:	0825 DE HARO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,030,000.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5585
APPLICANT:	GUEVARRA, ZENAIDA
PARCEL NO.:	6951 009E
PARCEL ADDRESS:	0230 ONEIDA AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$615,000.00
APPLICANT'S OPINION:	$64,866.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5811
APPLICANT:	MANABAT, GLORIA
PARCEL NO.:	5880 005
PARCEL ADDRESS:	0024 HALE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$349,732.00
APPLICANT'S OPINION:	$224,661.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, October 12, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5427
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901142
PARCEL ADDRESS:	
TOPIC:	Classification of Personal Property - Legal Issues Only
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5428
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901141
PARCEL ADDRESS:	
TOPIC:	Classification of Personal Property - Legal Issues Only
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5429
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010901140
PARCEL ADDRESS:	
TOPIC:	Classification of Personal Property - Legal Issues Only
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5430
APPLICANT:	BOHEMIAN CLUB
PARCEL NO.:	2010990187
PARCEL ADDRESS:	
TOPIC:	Classification of Personal Property - Legal Issues Only
CURRENT ASSESSMENT:	$5,435,950.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5582
APPLICANT:	RIGLER, MELVIN
PARCEL NO.:	4096 062
PARCEL ADDRESS:	0825 DE HARO ST,
TOPIC:	Base Year/Change in Ownership – Legal Issues Only
CURRENT ASSESSMENT:	$1,030,000.00
APPLICANT'S OPINION:	$60,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5585
APPLICANT:	GUEVARRA, ZENAIDA
PARCEL NO.:	6951 009E
PARCEL ADDRESS:	0230 ONEIDA AVE,
TOPIC:	Base Year/Change in Ownership – Legal Issues Only
CURRENT ASSESSMENT:	$615,000.00
APPLICANT'S OPINION:	$64,866.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5811
APPLICANT:	MANABAT, GLORIA
PARCEL NO.:	5880 005
PARCEL ADDRESS:	0024 HALE ST,
TOPIC:	Base Year/Change in Ownership -- Legal Issues Only
CURRENT ASSESSMENT:	$349,732.00
APPLICANT'S OPINION:	$224,661.00
TAXABLE YEAR:	2003
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, October 12, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Greg Blaine

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board heard evidence and testimony on legal issues only regarding the respective changes in ownership. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
10/12/12

Appeal No.	Name	Disposition
2010-5582	Melvin Rigler	Submitted
2010-5585	Zenaida Guevarra	Submitted
2010-5811	Gloria Manabat	Approved Assessor's Recommendation to Cancel the Supplemental Assessment

At the hour of 10:55 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 11:05 a.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2010-5582	Melvin Rigler	Denied
2010-5585	Zenaida Guevarra	Denied

The following listed applicant for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5427	Bohemian Club	Postponed
2010-5428	Bohemian Club	Postponed
2010-5429	Bohemian Club	Postponed
2010-5430	Bohemian Club	Postponed

There being no further business, the Board, at the hour of 11:10 a.m., recessed to reconvene Monday, October 15, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 17, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 15, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1446
APPLICANT:	HURWITT PROPERTIES LLC
PARCEL NO.:	1650 012
PARCEL ADDRESS:	3100 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,533,798.00
APPLICANT'S OPINION:	$226,105.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1450
APPLICANT:	HURWITT PROPERTIES LLC
PARCEL NO.:	1650 012
PARCEL ADDRESS:	3100 FULTON ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,533,797.00
APPLICANT'S OPINION:	$226,105.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	2ND SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1545
APPLICANT:	AB ACQUISITION, LLC
PARCEL NO.:	7126A012
PARCEL ADDRESS:	3995 ALEMANY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$37,575,355.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1555
APPLICANT:	HARJANI, JESSIE
PARCEL NO.:	6745 060
PARCEL ADDRESS:	2885 2895 DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,684,463.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1618
APPLICANT:	TICKTIN, JUDITH
PARCEL NO.:	4358 026
PARCEL ADDRESS:	0701 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,351,384.00
APPLICANT'S OPINION:	$1,516,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1639
APPLICANT:	1043 VALENCIA ST, LLC
PARCEL NO.:	3616 070
PARCEL ADDRESS:	1043 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,050,638.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1647
APPLICANT:	XANTHOPOULOS, ERIC
PARCEL NO.:	3538 081
PARCEL ADDRESS:	0049 0051 WALTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,960,776.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1678
APPLICANT:	LAM, QUANG
PARCEL NO.:	2383 027C
PARCEL ADDRESS:	2400 2402 43RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$821,824.00
APPLICANT'S OPINION:	$750,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1679
APPLICANT:	OKEEFFE, PATRICK
PARCEL NO.:	0955 020
PARCEL ADDRESS:	2550 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,038,385.00
APPLICANT'S OPINION:	$3,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1686
APPLICANT:	HAMAMCIYAN, ARTIN
PARCEL NO.:	5572 025
PARCEL ADDRESS:	0370 BARNEVELD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$703,994.00
APPLICANT'S OPINION:	$510,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1745
APPLICANT:	OPERMAN, JOSEPH
PARCEL NO.:	1425 049
PARCEL ADDRESS:	0268 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,222,251.00
APPLICANT'S OPINION:	$366,675.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1752
APPLICANT:	SENTINEL CREMATION SOCIETIES
PARCEL NO.:	1084 002
PARCEL ADDRESS:	0001 LORAINE CT,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,659,590.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1761
APPLICANT:	SKYLARK SF LLC
PARCEL NO.:	3535 002
PARCEL ADDRESS:	0626 0634 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,309,014.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 15, 2012 at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

SF
A82
#2
10/15/12

Appeal No.	Name	Disposition
2011-1686	Artin Hamamciyan	Submitted

At the hour of 9:55 p.m., the Board went into closed session to deliberate and take possible action on the above-submitted application. The Board reconvened in open session at 10:05 a.m. and took the following action on the original respective application:

Appeal No.	Name	Disposition
2011-1686	Artin Hamamciyan	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1555	Jessie Harjani	Denied-No Show
2011-1761	Skylark SF LLC	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1446	Hurwitt Properties LLC	Withdrawn
2011-1450	Hurwitt Properties LLC	Withdrawn
2011-1545	AB Acquisition, LLC	Withdrawn
2011-1618	Judith Ticktin	Withdrawn
2011-1639	1043 Valencia St, LLC	Withdrawn
2011-1647	Eric Xanthopoulos	Withdrawn
2011-1678	Quang Lam	Withdrawn
2011-1679	Patrick Okeeffe	Withdrawn
2011-1745	Joseph Operman	Withdrawn
2011-1752	Sentinel Cremation Societies	Postponed

There being no further business, the Board, at the hour of 10:10 a.m. recessed to reconvene Wednesday, October 17, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, October 18, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 15, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2734
APPLICANT:	CB-1 ENTERTAINMENT PARTNERS
PARCEL NO.:	3706 272
PARCEL ADDRESS:	7650 7650 MARKET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,454,701.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR

DATE POSTED
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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5746
APPLICANT:	1221 JONES LLC
PARCEL NO.:	0220 036
PARCEL ADDRESS:	1221 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,250,000.00
APPLICANT'S OPINION:	$15,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1464
APPLICANT:	REDEVELOPMENT AGENCY SFCC
PARCEL NO.:	3706 272
PARCEL ADDRESS:	7650 7650 MARKET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,392,003.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2417
APPLICANT:	LINCOLN ASB PINE LLC C/O PAUL WILLIAMS
PARCEL NO.:	0258 033
PARCEL ADDRESS:	0500V PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,270,443.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2810
APPLICANT:	GOLDEN GATEWAY CENTER
PARCEL NO.:	0200 014
PARCEL ADDRESS:	0100 WASHINGTON ST,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$33,512,834.00
APPLICANT'S OPINION:	$24,810,863.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1065
APPLICANT:	SPI COMMERCE PARK
PARCEL NO.:	0330 027
PARCEL ADDRESS:	0001 POWELL ST, #C1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,066,391.00
APPLICANT'S OPINION:	$7,108,640.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1070
APPLICANT:	SPI COMMERCE PARK
PARCEL NO.:	0330 028
PARCEL ADDRESS:	0001 POWELL ST, #C2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$21,465,054.00
APPLICANT'S OPINION:	$13,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1277
APPLICANT:	GOLDEN GATEWAY CENTER
PARCEL NO.:	0200 014
PARCEL ADDRESS:	0100 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,109,589.00
APPLICANT'S OPINION:	$25,307,019.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1442
APPLICANT:	LINCOLN ASB BUSH, LLC
PARCEL NO.:	0258 033
PARCEL ADDRESS:	0500V PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$25,460,728.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1463
APPLICANT:	SANGIACOMO FAMILY TRUST
PARCEL NO.:	3702 044A
PARCEL ADDRESS:	1141 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,118,097.00
APPLICANT'S OPINION:	$7,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1464
APPLICANT:	SANGIACOMO FAMILY TRUST
PARCEL NO.:	3702 044
PARCEL ADDRESS:	1145 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$14,118,097.00
APPLICANT'S OPINION:	$7,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1856
APPLICANT:	1221 JONES LLC
PARCEL NO.:	0220 036
PARCEL ADDRESS:	1221 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,881,757.00
APPLICANT'S OPINION:	$22,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1882
APPLICANT:	REDEVELOPMENT AGENCY SFCC
PARCEL NO.:	3706 272
PARCEL ADDRESS:	7650 7650 MARKET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$26,590,733.00
APPLICANT'S OPINION:	$18,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1883
APPLICANT:	CB-1 COMMERCIAL CO, LLC
PARCEL NO.:	3706 273
PARCEL ADDRESS:	7470 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$30,059,094.00
APPLICANT'S OPINION:	$20,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, October 15, 2012 at 1:30 p.m.

Present: Diane Robinson, Meg Ruxton and Scott Spertzel

Quorum present

Chairperson: Scott Spertzel, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
10/15/12

Appeal No.	Name	Disposition
2009-2734	CB-1 Entertainment Partners	Verbal Stipulation Approved
2010-1464	Redevelopment Agency SFCC	Verbal Stipulation Approved
2011-1882	Redevelopment Agency SFCC	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-5746	1221 Jones LLC	Postponed
2010-2417	Lincoln ASB Pine LLC	Postponed
2010-2810	Golden Gateway Center	Withdrawn
2011-1065	SPI Commerce Park	Postponed
2011-1070	SPI Commerce Park	Postponed
2011-1277	Golden Gateway Center	Withdrawn
2011-1442	Lincoln ASB Bush, LLC	Postponed
2011-1463	Sangiacomo Family Trust	Withdrawn
2011-1464	Sangiacomo Family Trust	Withdrawn
2011-1856	1221 Jones LLC	Postponed
2011-1883	CB-1 Commercial Co, LLC	Withdrawn

There being no further business, the Board, at the hour of 2:50 p.m., recessed to reconvene Tuesday, October 16, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 16, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 16, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-1806
APPLICANT:	PARK MACARTHUR ASSOC LLC
PARCEL NO.:	3794 021
PARCEL ADDRESS:	0139 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,351,047.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
OCT 11 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3025
APPLICANT:	ESTERLE LLC
PARCEL NO.:	0498 029
PARCEL ADDRESS:	1450 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,665,263.00
APPLICANT'S OPINION:	$7,210,684.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3026
APPLICANT:	GAJANAN, INC.
PARCEL NO.:	0504 012
PARCEL ADDRESS:	1595 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,078,318.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1297
APPLICANT:	SUTTER/STOCKTON, LLC
PARCEL NO.:	0294 015
PARCEL ADDRESS:	0391 0399 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,810,434.00
APPLICANT'S OPINION:	$5,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1351
APPLICANT:	ESTERLE LLC
PARCEL NO.:	0498 029
PARCEL ADDRESS:	1450 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,713,977.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1352
APPLICANT:	GAJANAN, INC.
PARCEL NO.:	0504 012
PARCEL ADDRESS:	1595 LOMBARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,163,882.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1353
APPLICANT:	PARK MACARTHUR ASSOC LLC
PARCEL NO.:	3794 021
PARCEL ADDRESS:	0139 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,466,639.00
APPLICANT'S OPINION:	$10,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1716
APPLICANT:	270 VALENCIA ST LLC / 950 HOWARD LLC
PARCEL NO.:	0872 007
PARCEL ADDRESS:	1898 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,073,710.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1717
APPLICANT:	270 VALENCIA ST LLC / 950 HOWARD LLC
PARCEL NO.:	0872 006
PARCEL ADDRESS:	1998 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,424,573.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1718
APPLICANT:	270 VALENCIA ST LLC / 950 HOWARD LLC
PARCEL NO.:	0872 005
PARCEL ADDRESS:	1960 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,168,348.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1838
APPLICANT:	NAM INVESTMENTS, LP
PARCEL NO.:	0135 008
PARCEL ADDRESS:	1050 SANSOME ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,954,777.00
APPLICANT'S OPINION:	$8,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2222
APPLICANT:	MARINA BEACH, LLC
PARCEL NO.:	0581 008B
PARCEL ADDRESS:	2360 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,472,736.00
APPLICANT'S OPINION:	$11,203,158.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2344
APPLICANT:	GEARY-MARKET INV.CO. LTD.
PARCEL NO.:	0312 004
PARCEL ADDRESS:	0720 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$15,485,110.00
APPLICANT'S OPINION:	$7,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, October 16, 2012
1:30 PM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1902
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3703 079
PARCEL ADDRESS:	P000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,875,812.00
APPLICANT'S OPINION:	$1,875,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1903
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3703 080
PARCEL ADDRESS:	P000 ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,875,812.00
APPLICANT'S OPINION:	$1,875,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1906
APPLICANT:	LIU, BENJAMIN
PARCEL NO.:	0104 012
PARCEL ADDRESS:	0424 0428 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,492,260.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1912
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0854 005
PARCEL ADDRESS:	1670 1680 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,563,544.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1914
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0190 021
PARCEL ADDRESS:	1025 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,507,677.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1915
APPLICANT:	LEVINSON, FRED
PARCEL NO.:	0820 002
PARCEL ADDRESS:	0600 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,596,566.00
APPLICANT'S OPINION:	$2,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1920
APPLICANT:	LAPIDOS, JACK
PARCEL NO.:	0320 002
PARCEL ADDRESS:	0537 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,857,051.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1973
APPLICANT:	BENSON, ERIC
PARCEL NO.:	0528 029
PARCEL ADDRESS:	1648 UNION ST, 202
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$832,202.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1980
APPLICANT:	FLYNN, RUSSELL
PARCEL NO.:	0549 001
PARCEL ADDRESS:	2165 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,530,935.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1998
APPLICANT:	CULDICE, PURISIMA
PARCEL NO.:	0095 023
PARCEL ADDRESS:	2460 LARKIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,989,372.00
APPLICANT'S OPINION:	$1,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2013
APPLICANT:	HIMY, DAVID
PARCEL NO.:	3779 009
PARCEL ADDRESS:	0564 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,980,385.00
APPLICANT'S OPINION:	$2,075,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2039
APPLICANT:	SELECTED BACON, LLC
PARCEL NO.:	0300 003C
PARCEL ADDRESS:	0820 POST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$815,996.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, October 16, 2012 at 1:40 p.m.

Present: Diane Robinson, Meg Ruxton and Mark Watts

Quorum present

Chairperson: Diane Robinson, Presiding

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#2
10/16/12

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1902	Paul Sussman	Verbal Stipulation Approved
2011-1903	Paul Sussman	Verbal Stipulation Approved
2011-1980	Russell Flynn	Verbal Stipulation Approved
2011-2039	Selected Bacon, LLC	Submitted

At the hour of 2:16 p.m. the Board went into closed session to deliberate and take possible action on the above-submitted application. The Board reconvened in open session at 2:26 p.m. and took the following action on the original respective application:

Appeal No.	Name	Disposition
2011-2039	Selected Bacon, LLC	A.V. Lowered by the Board but Higher than Assessor's Recommended Value

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1906	Benjamin Liu	Withdrawn
2011-1912	Fred Levinson	Withdrawn
2011-1914	Fred Levinson	Withdrawn
2011-1915	Fred Levinson	Withdrawn
2011-1920	Jack Lapidos	Withdrawn

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Appeal No.	Name	Disposition (con't)
2011-1973	Eric Benson	Withdrawn
2011-1998	Purisima Culdice	Withdrawn
2011-2013	David Himy	Withdrawn

There being no further business, the Board, at the hour of 2:30 p.m., recessed to reconvene Wednesday, October 17, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 17, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 17, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0591
APPLICANT:	TO, CECILIA
PARCEL NO.:	3588 095
PARCEL ADDRESS:	0025 LAPIDGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$878,428.00
APPLICANT'S OPINION:	$771,428.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
OCT 11 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1385
APPLICANT:	CHUA, SERENE CHAN
PARCEL NO.:	1829 041
PARCEL ADDRESS:	1418 1420 25TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,662.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1406
APPLICANT:	SWEET FAMILY 2004 TRUST
PARCEL NO.:	6909 014
PARCEL ADDRESS:	0100 MONCADA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,500,000.00
APPLICANT'S OPINION:	$1,125,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1594
APPLICANT:	DANFORTH, JOHN
PARCEL NO.:	0979 040
PARCEL ADDRESS:	2311 SCOTT ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,225,697.00
APPLICANT'S OPINION:	$1,557,344.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1663
APPLICANT:	MOSHER, DANIEL
PARCEL NO.:	8702 334
PARCEL ADDRESS:	0260 KING ST, #705
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1664
APPLICANT:	NELSON, MATTHEW
PARCEL NO.:	3994 029
PARCEL ADDRESS:	0610 ILLINOIS ST, 305
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$620,154.00
APPLICANT'S OPINION:	$455,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1671
APPLICANT:	DE ARAUJO, MARIEYI
PARCEL NO.:	6999 018
PARCEL ADDRESS:	0221 BEVERLY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$769,210.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1760
APPLICANT:	D&T LLC
PARCEL NO.:	1364 045
PARCEL ADDRESS:	4200 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,985,593.00
APPLICANT'S OPINION:	$1,284,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1778
APPLICANT:	HEAD, ROY
PARCEL NO.:	3514 231
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 1021
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$670,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1781
APPLICANT:	NOVA DESIGNS BUILDS
PARCEL NO.:	4224 163
PARCEL ADDRESS:	1051 MISSISSIPPI ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$459,542.00
APPLICANT'S OPINION:	$321,125.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1881
APPLICANT:	GUNN, PATRICK
PARCEL NO.:	0931 054
PARCEL ADDRESS:	2435 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,588,472.00
APPLICANT'S OPINION:	$1,249,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2088
APPLICANT:	ROCKMAN, JONATHAN
PARCEL NO.:	3544 014
PARCEL ADDRESS:	0198 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,691,255.00
APPLICANT'S OPINION:	$2,475,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2092
APPLICANT:	NG, SOPHIE
PARCEL NO.:	2634 064
PARCEL ADDRESS:	0425 WARREN DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,555,279.00
APPLICANT'S OPINION:	$2,275,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 17, 2012, at 9:30 a.m.

Present: Diane Robinson, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Diane Robinson, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1385	Serene Chan Chua	Verbal Stipulation Approved
2011-1406	Sweet Family 2004 Trust	Submitted
2011-1663	Daniel Mosher	Verbal Stipulation Approved
2011-1671	Marieyi De Araujo	Submitted
2011-1778	Roy Head	Submitted
2011-1781	Nova Designs Builds	Submitted
2011-2088	Jonathan Rockman	Verbel Stipulation Approved

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10/17/12

At the hour of 11:35 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 11:50 a.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-1406	Sweet Family 2004 Trust	Reopened hearing to accept additional evidence
2011-1671	Marieyi De Araujo	A.V. Lowered (Board)
2011-1778	Roy Head	A.V. Lowered (Board)
2011-1781	Nova Designs Builds	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1594	John Danforth	Denied-No Show
2011-1664	Matthew Nelson	Denied-No Show
2011-1760	D&T LLC	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board heard additional evidence and testimony in support of a verbal stipulation between the parties for the below listed application. The Board then took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1406	Sweet Family 2004 Trust	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0591	Cecilia To	Postponed
2011-1881	Patrick Gunn	Postponed
2011-2092	Sophie Ng	Withdrawn

There being no further business, the Board, at the hour of 12:05 p.m., recessed to reconvene Thursday, October 18, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 29, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, October 17, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1193
APPLICANT:	YU, WEN-SHI
PARCEL NO.:	0311 065
PARCEL ADDRESS:	0690 MARKET ST, #1105
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,097,776.00
APPLICANT'S OPINION:	$2,003,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1494
APPLICANT:	YANG, SHELLEY
PARCEL NO.:	3702 212
PARCEL ADDRESS:	1160 MISSION ST, 1614
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$778,088.00
APPLICANT'S OPINION:	$389,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1496
APPLICANT:	AN, YUNILL
PARCEL NO.:	3793 157
PARCEL ADDRESS:	0088 KING ST, #805
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,050,000.00
APPLICANT'S OPINION:	$614,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1502
APPLICANT:	BLOCK, STEPHEN
PARCEL NO.:	3789 693
PARCEL ADDRESS:	0229 BRANNAN ST, 8-C
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,066,598.00
APPLICANT'S OPINION:	$534,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1504
APPLICANT:	YELLON FAMILY TRUST
PARCEL NO.:	0167 014
PARCEL ADDRESS:	0014 FRONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,049,211.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1507
APPLICANT:	CHENG, CHARLES
PARCEL NO.:	0044 012
PARCEL ADDRESS:	0070 0074 BRET HARTE TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,013,067.00
APPLICANT'S OPINION:	$1,007,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2094
APPLICANT:	COHEN, ROY
PARCEL NO.:	0576 038
PARCEL ADDRESS:	1896 PACIFIC AVE, 604
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,850,000.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2103
APPLICANT:	VAN OSTRAND, SONIA
PARCEL NO.:	0156 006
PARCEL ADDRESS:	1615 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,793,446.00
APPLICANT'S OPINION:	$1,076,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2330
APPLICANT:	WEST LANE ASSOCIATES, LLC
PARCEL NO.:	0581 002
PARCEL ADDRESS:	2555 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,270,756.00
APPLICANT'S OPINION:	$2,636,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2346
APPLICANT:	57A PROPERTIES, LLC
PARCEL NO.:	3755 192
PARCEL ADDRESS:	057A RODGERS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$373,048.00
APPLICANT'S OPINION:	$187,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2362
APPLICANT:	TAVERNETTI FAMILY TRUST
PARCEL NO.:	0047 003D
PARCEL ADDRESS:	1052 1056 CHESTNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,199,168.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2388
APPLICANT:	MOORE, CYNTHIA
PARCEL NO.:	0653 036
PARCEL ADDRESS:	0044 ORBEN PL,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,712,175.00
APPLICANT'S OPINION:	$1,108,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2398
APPLICANT:	HOMCY, CHARLES
PARCEL NO.:	0525 073
PARCEL ADDRESS:	1327 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,758,450.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS
CITY AND COUNTY OF SAN FRANCISCO
ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, October 17, 2012 at 1:35 p.m.

Present: Gregory Blaine, Joyce Lewis and Diane Robinson

Quorum present

Chairperson: Gregory Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1193	Wen-Shi Yu	Verbal Stipulation Approved
2011-1507	Charles Cheng	Verbal Stipulation Approved
2011-2388	Cynthia Moore	Verbal Stipulation Approved; 2-1 vote with Member Robinson Dissenting

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1494	Shelley Yang	Withdrawn
2011-1496	Yunill An	Withdrawn
2011-1502	Stephen Block	Withdrawn
2011-1504	Yellon Family Trust	Withdrawn
2011-2094	Roy Cohen	Withdrawn
2011-2103	Sonia VanOstrand	Postponed
2011-2330	West Lake Associates, LLC	Withdrawn
2011-2346	57A Properties, LLC	Withdrawn
2011-2362	Tavernetti Family Trust	Withdrawn
2011-2398	Charles Homcy	Withdrawn

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There being no further business, the Board, at the hour of 2:25 p.m., recessed to reconvene Thursday, October 18, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 14, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 18, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1512
APPLICANT:	SHAUGHNESSY, NICOLE
PARCEL NO.:	0566 044
PARCEL ADDRESS:	2030 BROADWAY , #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,135,925.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1710
APPLICANT:	VACA, ROCIO
PARCEL NO.:	0275B154
PARCEL ADDRESS:	0900 BUSH ST, 906
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$558,757.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1845
APPLICANT:	FREUND, BILL
PARCEL NO.:	0595 085
PARCEL ADDRESS:	1650 JACKSON ST, 908
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$944,368.00
APPLICANT'S OPINION:	$614,176.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1878
APPLICANT:	BARTA, JIRI
PARCEL NO.:	0095 048
PARCEL ADDRESS:	1215 GREENWICH ST, 4D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,328.00
APPLICANT'S OPINION:	$950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2131
APPLICANT:	NEWHAUSER, STEPHEN
PARCEL NO.:	0821 025
PARCEL ADDRESS:	0897 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,019,585.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2176
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 029
PARCEL ADDRESS:	0060 GILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,435,299.00
APPLICANT'S OPINION:	$747,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2177
APPLICANT:	HARNEY, JOSEPH
PARCEL NO.:	3779 028
PARCEL ADDRESS:	0575 7TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$478,429.00
APPLICANT'S OPINION:	$249,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2240
APPLICANT:	AU-YEUNG, VINCENT
PARCEL NO.:	3765 151
PARCEL ADDRESS:	0425 1ST ST, 2203
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,191,953.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2260
APPLICANT:	DAVIS, ANDREW
PARCEL NO.:	0678 130
PARCEL ADDRESS:	1880 STEINER ST, #102
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$799,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2327
APPLICANT:	BASARIR, OZ
PARCEL NO.:	0777 057
PARCEL ADDRESS:	1475 MCALLISTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$997,219.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2332
APPLICANT:	DIAMOND, SUZANNE
PARCEL NO.:	0221 088
PARCEL ADDRESS:	1250 JONES ST, 1901
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,397,690.00
APPLICANT'S OPINION:	$4,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2400
APPLICANT:	BUTTERY FAMILY PARTNERSHIP
PARCEL NO.:	0038 014
PARCEL ADDRESS:	0186 FRANCISCO ST, 3
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,133,326.00
APPLICANT'S OPINION:	$1,415,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 18, 2012 at 9:30 a.m.

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Present: Donna Crowder, Jeffrey Morris and Scott Spertzel

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
ABZ
#3
10/18/12

Appeal No.	Name	Disposition
2011-1710	Rocio Vaca	Verbal Stipulation Approved
2011-1878	Jiri Barta	Verbal Stipulation Approved
2011-2176	Joseph Harney	Verbal Stipulation Approved
2011-2177	Joseph Harney	Verbal Stipulation Approved
2011-2332	Suzanne Diamond	Submitted
2011-2400	Buttery Family Partnership	Submitted

At the hour of 11:00 a.m. the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 11:20 a.m. and took the following action on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2332	Suzanne Diamond	A.V. Lowered (Board)
2011-2400	Buttery Family Partnership	A.V. Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1502	Nicole Shaughnessy	Denied for Lack of Appearance

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1845	Bill Freund	Postponed
2011-2131	Stephen Newhauser	Postponed
2011-2240	Vincent Au-Yeung	Withdrawn
2011-2260	Andrew Davis	Withdrawn
2011-2327	Oz Basarir	Withdrawn

There being no further business, the Board, at the hour of 11:24 a.m., recessed to reconvene Monday, October 22, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 1, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, October 18, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0535
APPLICANT:	TEICH, WENDY
PARCEL NO.:	1007 012
PARCEL ADDRESS:	3236 3238 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,219,510.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0536
APPLICANT:	LUO, FLORA
PARCEL NO.:	6048 002
PARCEL ADDRESS:	2724 2726 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,226,660.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0537
APPLICANT:	BOTEO, CARLOS
PARCEL NO.:	7031 003D
PARCEL ADDRESS:	5276 5278 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$794,563.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0539
APPLICANT:	VILLA SOMA LLC
PARCEL NO.:	3511 018
PARCEL ADDRESS:	1550 1554 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,264,992.00
APPLICANT'S OPINION:	$1,500,945.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0542
APPLICANT:	PATEL, NASER
PARCEL NO.:	5475 005
PARCEL ADDRESS:	6524 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$405,058.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1498
APPLICANT:	WEINREB, MARION
PARCEL NO.:	6656 061
PARCEL ADDRESS:	0126 0128 RANDALL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,661,531.00
APPLICANT'S OPINION:	$830,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1505
APPLICANT:	OCEANVIEW MOTEL, LLC/PATEL, JAY
PARCEL NO.:	1803 037
PARCEL ADDRESS:	4340 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,579,227.00
APPLICANT'S OPINION:	$793,485.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1509
APPLICANT:	T J COTUGNO HOLDINGS, LLC
PARCEL NO.:	2612 014
PARCEL ADDRESS:	2362 2368 15TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,868,792.00
APPLICANT'S OPINION:	$934,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1890
APPLICANT:	FARD, ABBAS
PARCEL NO.:	1527 036
PARCEL ADDRESS:	5339 5351 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,379,611.00
APPLICANT'S OPINION:	$690,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1894
APPLICANT:	HUGHES, EDWARD
PARCEL NO.:	3582 017
PARCEL ADDRESS:	4014 18TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,109,754.00
APPLICANT'S OPINION:	$555,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1895
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 002
PARCEL ADDRESS:	0414 0424 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,256,457.00
APPLICANT'S OPINION:	$4,050,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1897
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 081
PARCEL ADDRESS:	0430 09TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,615,680.00
APPLICANT'S OPINION:	$643,800.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1898
APPLICANT:	MARIANI, CLAUDIO
PARCEL NO.:	3525 055
PARCEL ADDRESS:	1174 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,087,994.00
APPLICANT'S OPINION:	$828,165.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, October 18, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and Ed Campaña

Quorum present

Chairperson: Louisa Mendoza, Presiding

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The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-1897	Claudio Mariani	Submitted

At the hour of 2:00 p.m., the Board went into closed session to deliberate and take possible action on the above-submitted application. The Board reconvened in open session at 2:10 p.m. and took the following action on the original of the respective application:

Appeal No.	Name	Disposition
2011-1897	Claudio Mariani	A.V. Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0535	Wendy Teich	Withdrawn
2011-0536	Flora Luo	Withdrawn
2011-0537	Carlos Boteo	Withdrawn
2011-0539	Villa Soma LLC	Withdrawn
2011-0542	Naser Patel	Withdrawn
2011-1498	Marion Weinreb	Withdrawn
2011-1505	Oceanview Motel, LLC	Withdrawn
2011-1509	T J Cotugno Holdings, LLC	Withdrawn
2011-1890	Abbas Fard	Withdrawn
2011-1894	Edward Hughes	Withdrawn
2011-1895	Claudio Mariani	Withdrawn
2011-1898	Claudio Mariani	Withdrawn

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There being no further business, the Board, at the hour of 2:15 p.m., recessed to reconvene Friday, October 19, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 19, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, October 19, 20122
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1795
APPLICANT:	LINDSTROM, PAMELA TRUST
PARCEL NO.:	6564 035
PARCEL ADDRESS:	4027 4033 26TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,614,540.00
APPLICANT'S OPINION:	$2,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1801
APPLICANT:	ESTATE OF EUGENE WINANS
PARCEL NO.:	2393 040
PARCEL ADDRESS:	2255 TARAVAL ST,
TOPIC:	
CURRENT ASSESSMENT:	$1,537,866.00
APPLICANT'S OPINION:	$980,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1842
APPLICANT:	MENDEZ, ROBERT
PARCEL NO.:	5279 037
PARCEL ADDRESS:	1655 JERROLD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,181,695.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1877
APPLICANT:	2001 MARKET LLC
PARCEL NO.:	3535 001
PARCEL ADDRESS:	2001 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$19,084,933.00
APPLICANT'S OPINION:	$9,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1880
APPLICANT:	1266 9TH, LLC
PARCEL NO.:	1742 043
PARCEL ADDRESS:	1266 1270 09TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,392,148.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1905
APPLICANT:	LIVERANT, ALEX
PARCEL NO.:	2607 284
PARCEL ADDRESS:	0455 BUENA VISTA EAST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,743,727.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1943
APPLICANT:	MORK-ULNES, NILS
PARCEL NO.:	3646 019
PARCEL ADDRESS:	1101 1103 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,200,000.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1947
APPLICANT:	MANDEL, WILLIAM
PARCEL NO.:	6688 045
PARCEL ADDRESS:	3730 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,706,659.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1958
APPLICANT:	CHIN, PETER
PARCEL NO.:	4146 015A
PARCEL ADDRESS:	0992 0998 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$928,368.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1959
APPLICANT:	CHIN, PETER
PARCEL NO.:	4259 018
PARCEL ADDRESS:	1367 1369 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,915,666.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2105
APPLICANT:	NOE VISTA, LLC
PARCEL NO.:	3211 010A
PARCEL ADDRESS:	0270V OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$787,197.00
APPLICANT'S OPINION:	$715,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2147
APPLICANT:	TSO FAMILY TRUST
PARCEL NO.:	6407 013
PARCEL ADDRESS:	1063 GENEVA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$920,343.00
APPLICANT'S OPINION:	$630,605.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2151
APPLICANT:	WU, ANTHONY
PARCEL NO.:	5350 018
PARCEL ADDRESS:	0045 ELMIRA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$734,714.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, October 19, 2012 at 9:36 a.m.

Present: Louisa Mendoza, Ed Campaña and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

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10/19/12

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1795	Pamela Trust Lindstrom	Submitted
2011-1801	Estate of Eugene Winans	Submitted
2011-2105	Noe Vista, LLC	Verbal Stipulation Approved

At the hour of 10:41 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 10:50 a.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-1795	Pamela Trust Lindstrom	A.V.Lowered (Board)
2011-1801	Estate of Eugene Winans	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1842	Robert Mendez	Withdrawn
2011-1877	2001 Market LLC	Withdrawn
2011-1880	1266 9TH, LLC	Withdrawn
2011-1905	Alex Liverant	Withdrawn
2011-1943	Nils Mork-Ulnes	Withdrawn
2011-1947	William Mandel	Withdrawn
2011-1958	Peter Chin	Withdrawn

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Appeal No.	Name	Disposition (con't)
2011-1959	Peter Chin	Withdrawn
2011-2147	Tso Family Trust	Postponed
2011-2151	Anthony Wu	Withdrawn

There being no further business, the Board, at the hour of 10:53 a.m. recessed to reconvene Tuesday, October 23, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 24, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, October 22, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0218
APPLICANT:	S.F. MUSEUM TOWER, LLC
PARCEL NO.:	3722 257
PARCEL ADDRESS:	0125 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$108,305,136.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

DATE POSTED
OCT 17 2012
Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0421
APPLICANT:	FORTY-FIVE FREMONT ASSOCIATES
PARCEL NO.:	3710 019
PARCEL ADDRESS:	0045 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$202,209,504.00
APPLICANT'S OPINION:	$120,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0930
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 003
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,365,765.00
APPLICANT'S OPINION:	$1,040,782.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0931
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 004
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,012,436.00
APPLICANT'S OPINION:	$7,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0933
APPLICANT:	HONORWAY INVESTMENT CORP
PARCEL NO.:	0265 005
PARCEL ADDRESS:	0388 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$68,154,244.00
APPLICANT'S OPINION:	$42,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1279
APPLICANT:	MONTGOMERY BUILDING, INC
PARCEL NO.:	0208 026
PARCEL ADDRESS:	0601 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$103,027,874.00
APPLICANT'S OPINION:	$45,012,128.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, OCTOBER 23, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review, edit and take possible action on the Board's findings of fact that were requested by the applicant for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-2187
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,459,355.00
APPLICANT'S OPINION:	$25,398,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, October 23, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2191
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	4083 001A
PARCEL ADDRESS:	2345 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,342,065.00
APPLICANT'S OPINION:	$3,240,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2195
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	3597 039
PARCEL ADDRESS:	0727 0729 GUERRERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,751,619.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2197
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	1018 012
PARCEL ADDRESS:	3657 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,869,272.00
APPLICANT'S OPINION:	$1,143,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2198
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	1018 020
PARCEL ADDRESS:	3637 3641 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,019,598.00
APPLICANT'S OPINION:	$3,105,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2200
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	1671 001
PARCEL ADDRESS:	0801 28TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,334,961.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2203
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	0927 027
PARCEL ADDRESS:	2285 BAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,129,139.00
APPLICANT'S OPINION:	$3,360,150.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2206
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	3547 041
PARCEL ADDRESS:	0363 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$512,616.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2227
APPLICANT:	MCCLUNG, DAVID
PARCEL NO.:	1230 034
PARCEL ADDRESS:	5110 CLAYTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$895,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2238
APPLICANT:	COSTELLO, DAVID
PARCEL NO.:	3211 010
PARCEL ADDRESS:	0260 0264 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,124,179.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2239
APPLICANT:	CAWTHON, MICHAEL
PARCEL NO.:	1588 014
PARCEL ADDRESS:	0674 46TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$840,000.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2243
APPLICANT:	IWAN, JOHNNY
PARCEL NO.:	1924 076
PARCEL ADDRESS:	1721 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$640,000.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2247
APPLICANT:	PETERSON, KARL
PARCEL NO.:	0969 005
PARCEL ADDRESS:	3630 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$17,070,328.00
APPLICANT'S OPINION:	$11,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2272
APPLICANT:	KANTER, PETER
PARCEL NO.:	7520 004
PARCEL ADDRESS:	1620V DIAMOND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,678,232.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, October 23, 2012 at 1:30 p.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-2191	Litke Properties Inc.	Submitted
2011-2195	King Plaza Partners	Submitted
2011-2206	Jeffrey Litke	Submitted
2011-2227	David McClung	A.V. Lowered (Assessor)
2011-2238	David Costello	Submitted
2011-2243	Johnny Iwan	Submitted

At the hour of 3:25 p.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 3:40 p.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-2191	Litke Properties Inc.	Denied
2011-2195	King Plaza Partners	A.V. Lowered (Assessor)
2011-2206	Jeffrey Litke	A.V. Lowered (Board)
2011-2238	David Costello	A.V. Lowered (Board)
2011-2243	Johnny Iwan	A.V. Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2247	Karl Peterson	Denied-No Show

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2197	King Plaza Partners	Withdrawn
2011-2198	King Plaza Partners	Withdrawn
2011-2200	Litke Properties, Inc.	Withdrawn
2011-2203	Jeffrey Litke	Withdrawn
2011-2239	Michael Cawthon	Postponed
2011-2272	Peter Kanter	Postponed

There being no further business, the Board, at the hour of 3:45 p.m. recessed to reconvene Wednesday, October 24, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board October 24, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 24, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1825
APPLICANT:	TOM, GARRET
PARCEL NO.:	6933 035
PARCEL ADDRESS:	1827 1829 OCEAN AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,024,218.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2275
APPLICANT:	HANSEN FAMILY TRUST
PARCEL NO.:	3516 039
PARCEL ADDRESS:	0118 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$796,600.00
APPLICANT'S OPINION:	$407,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2276
APPLICANT:	HANSEN FAMILY TRUST
PARCEL NO.:	3516 040
PARCEL ADDRESS:	0124 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$688,954.00
APPLICANT'S OPINION:	$352,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2277
APPLICANT:	HANSEN FAMILY TRUST
PARCEL NO.:	3516 041
PARCEL ADDRESS:	0130 KISSLING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$667,418.00
APPLICANT'S OPINION:	$341,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2278
APPLICANT:	GRABER, ERIC
PARCEL NO.:	0436D036
PARCEL ADDRESS:	1461 JEFFERSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,947,964.00
APPLICANT'S OPINION:	$1,625,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2288
APPLICANT:	MILLER, HARRY
PARCEL NO.:	0959 027
PARCEL ADDRESS:	2556 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$993,461.00
APPLICANT'S OPINION:	$800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2292
APPLICANT:	MILLWHEEL LLC
PARCEL NO.:	4228 010
PARCEL ADDRESS:	1260 MINNESOTA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,880,726.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2294
APPLICANT:	HUANG, PAULINE
PARCEL NO.:	1248 024
PARCEL ADDRESS:	0675 COLE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,338,897.00
APPLICANT'S OPINION:	$3,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2295
APPLICANT:	GONZALES, FERNANDO
PARCEL NO.:	1736 013
PARCEL ADDRESS:	1259 14TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,023,079.00
APPLICANT'S OPINION:	$965,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2300
APPLICANT:	CAPITAN, JOSE
PARCEL NO.:	6635 043
PARCEL ADDRESS:	0707 0711 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,813,327.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2310
APPLICANT:	MOSS, RICHARD
PARCEL NO.:	2629A063
PARCEL ADDRESS:	0397 UPPER TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$699,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2383
APPLICANT:	DIERKS, MICHAEL
PARCEL NO.:	1342 008
PARCEL ADDRESS:	1522 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,016,120.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2428
APPLICANT:	LEPINARD, SEBASTIEN
PARCEL NO.:	0981 027
PARCEL ADDRESS:	2973 2975 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,413,320.00
APPLICANT'S OPINION:	$6,010,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 24, 2012
1:30 PM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1422
APPLICANT:	SHIZUO HOLDINGS
PARCEL NO.:	3617 008
PARCEL ADDRESS:	1050 1060 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$915,029.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1433
APPLICANT:	WONG, WANG
PARCEL NO.:	6968 011
PARCEL ADDRESS:	5016 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$709,322.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1886
APPLICANT:	LAU HOCK FEN INVESTMENT
PARCEL NO.:	1439 056
PARCEL ADDRESS:	4300 4306 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,358,259.00
APPLICANT'S OPINION:	$1,179,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1889
APPLICANT:	CHEUNG, CHING HO
PARCEL NO.:	1436 002
PARCEL ADDRESS:	0311 04TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,818,488.00
APPLICANT'S OPINION:	$908,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1960
APPLICANT:	CHIANG, YU-HUNG
PARCEL NO.:	1378 004
PARCEL ADDRESS:	0129 18TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,286,681.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2004
APPLICANT:	KANG, MOON
PARCEL NO.:	5211 042
PARCEL ADDRESS:	0675 ARTHUR AVE, 4B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,193.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2014
APPLICANT:	HUA, ANDY
PARCEL NO.:	2353 014
PARCEL ADDRESS:	1444 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,813,861.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2016
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	3537 025
PARCEL ADDRESS:	0750 14TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,306,800.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2017
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1654 043
PARCEL ADDRESS:	0700 12TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,666,085.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2018
APPLICANT:	HERSCOWITZ, MORIS
PARCEL NO.:	1011 011
PARCEL ADDRESS:	3650 3664 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,535,935.00
APPLICANT'S OPINION:	$3,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2096
APPLICANT:	LEE, VINCENT
PARCEL NO.:	2111 014B
PARCEL ADDRESS:	1954 24TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$720,000.00
APPLICANT'S OPINION:	$355,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2098
APPLICANT:	DOUGLAS, LEE MATHEW
PARCEL NO.:	1575 031
PARCEL ADDRESS:	4139 4141 ANZA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$990,068.00
APPLICANT'S OPINION:	$495,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2101
APPLICANT:	DEWAR, HOWARD
PARCEL NO.:	3103 012
PARCEL ADDRESS:	1600 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,057,968.00
APPLICANT'S OPINION:	$1,529,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2102
APPLICANT:	GILLIAM, GLENN
PARCEL NO.:	0918 002O
PARCEL ADDRESS:	3420 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,660,000.00
APPLICANT'S OPINION:	$1,470,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 24, 2012, at 9:35 a.m.

Present: Ed Campaña, Mervin Conlan, and Fred Perez

Quorum present

Chairperson: Ed Campaña, Presiding

On the following listed applications for change in the assessed valuation of property affecting various years of the assessment roll, the Board heard evidence and testimony from both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
10/24/12

Appeal No.	Name	Disposition
2011-1825	Garret Tom	Verbal Stipulation Approved
2011-2275	Hansen Family Trust	Verbal Stipulation Approved
2011-2276	Hansen Family Trust	Verbal Stipulation Approved
2011-2277	Hansen Family Trust	Verbal Stipulation Approved
2011-2383	Michael Dierks	Withdrawn at the Hearing

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2278	Eric Graber	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2288	Harry Miller	Postponed
2011-2292	Mill Wheel LLC	Withdrawn
2011-2294	Jason Rosenbury	Postponed
2011-2295	Fernando Gonzales	Postponed
2011-2300	Jose Capitan	Withdrawn
2011-2310	Richard Moss	Withdrawn
2011-2428	Sebastien Lepinard	Withdrawn

RECESS

The Board, at the hour of 10:30 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Mervin Conlan, Fred Perez and Meg Ruxton,

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1433	Wang Wong	Verbal Stipulation Approved
2011-2004	Moon Kang	Verbal Stipulation Approved
2011-2096	Vincent Lee	Verbal Stipulation Approved
2011-2098	Lee Mathew Douglas	Verbal Stipulation Approved
2011-2101	Howard Dewar	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1422	Shizuo Holdings	Withdrawn
2011-1886	Lau Hock Fen Investment	Withdrawn
2011-1889	Ching Ho Cheung	Withdrawn
2011-1960	Yu-Hung Chiang	Withdrawn
2011-2014	Andy Hua	Withdrawn
2011-2016	Moris Herscowitz	Withdrawn
2011-2017	Moris Herscowitz	Withdrawn
2011-2018	Moris Herscowitz	Withdrawn
2011-2102	Glen Gilliam	Withdrawn

There being no further business, the Board, at the hour of 2:12 p.m. recessed to reconvene Monday, October 29, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, October 29, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, October 25, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3112
APPLICANT:	CHARLES SCHWAB
PARCEL NO.:	3738 012
PARCEL ADDRESS:	0215 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$149,823,762.00
APPLICANT'S OPINION:	$65,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5691
APPLICANT:	KATYAL, SANJAY
PARCEL NO.:	0847 012
PARCEL ADDRESS:	0618 0620 HAIGHT ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,670,268.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6220
APPLICANT:	W2007 HWD REALTY, LLC c/o EMBARCADERO CAPITAL PARTNERS
PARCEL NO.:	3738 011
PARCEL ADDRESS:	0301 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$130,764,000.00
APPLICANT'S OPINION:	$39,225,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5337
APPLICANT:	BACHMAN, LAWRENCE
PARCEL NO.:	6148 014
PARCEL ADDRESS:	0880 DARTMOUTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$481,789.00
APPLICANT'S OPINION:	$37,207.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B. Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, October 25, 2012 at 1:34 p.m.

Present: Richard Lee, Jeffrey Morris and Diane Robinson

Quorum present

Chairperson: Jeffrey Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3112	Charles Schwab	Stipulation Approved
2009-5691	Sanjay Katyal	Submitted
2010-5337	Lawrence Bachman	Continued

At the hour of 2:27 p.m. the Board went into closed session to deliberate and take possible action on the above-submitted application, and to review additional documents received on the above continued case. The Board reconvened in open session at 3:10 p.m. and continued hearing testimony and evidence for application 2010-5337. The Board then took the following action original of the respective applications:

Appeal No.	Name	Disposition
2009-5691	Sanjay Katyal	A.V. Lowered (Board)
2010-5337	Lawrence Bachman	Submitted

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6220	W2007 HWD Realty, LLC	Postponed

There being no further business, the Board, at the hour of 4:18 p.m., recessed to reconvene Wednesday, October 31, 2012, at 11:45 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 1, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, October 29, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2469
APPLICANT:	PENA, ALFREDO
PARCEL NO.:	7143 036
PARCEL ADDRESS:	5816 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$500,904.00
APPLICANT'S OPINION:	$243,763.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2522
APPLICANT:	STEINWEDEL, DAVID
PARCEL NO.:	3545 032
PARCEL ADDRESS:	0161 DOLORES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,146,909.00
APPLICANT'S OPINION:	$1,598,159.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2532
APPLICANT:	CLINE, AMANDA
PARCEL NO.:	6635 027
PARCEL ADDRESS:	0785 SAN JOSE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,119,158.00
APPLICANT'S OPINION:	$2,590,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2533
APPLICANT:	LAU, HOK MING
PARCEL NO.:	5475 007
PARCEL ADDRESS:	6534V 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$563,823.00
APPLICANT'S OPINION:	$100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2539
APPLICANT:	WOLFF, LESLEY
PARCEL NO.:	1225 035
PARCEL ADDRESS:	1821 1823 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,663.00
APPLICANT'S OPINION:	$1,025,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2594
APPLICANT:	THE CHURCH IN SAN FRANCISCO
PARCEL NO.:	1731 048
PARCEL ADDRESS:	1231 1233 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,958,391.00
APPLICANT'S OPINION:	$1,098,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2595
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	4951 009
PARCEL ADDRESS:	V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$276,737.00
APPLICANT'S OPINION:	$15,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2596
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	4923 013
PARCEL ADDRESS:	V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$138,367.00
APPLICANT'S OPINION:	$10,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2597
APPLICANT:	ARRIAZA, RAUL
PARCEL NO.:	4923 012
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$276,737.00
APPLICANT'S OPINION:	$15,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2610
APPLICANT:	HERLIHY, EAMONN
PARCEL NO.:	3987 009
PARCEL ADDRESS:	1001 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,579,286.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2615
APPLICANT:	700 VALENCIA STREET, LLC
PARCEL NO.:	3588 001
PARCEL ADDRESS:	0700 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,360,000.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2616
APPLICANT:	360-362 10TH ST. ASSOCIATES
PARCEL NO.:	3639 002
PARCEL ADDRESS:	2652 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,400,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2623
APPLICANT:	BERGER, ALEC
PARCEL NO.:	1069 004
PARCEL ADDRESS:	0019 0021 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$543,996.00
APPLICANT'S OPINION:	$422,020.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2625
APPLICANT:	BERGER, ALEC
PARCEL NO.:	1069 005
PARCEL ADDRESS:	0023 WOOD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$892,422.00
APPLICANT'S OPINION:	$422,020.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2653
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	1253 049
PARCEL ADDRESS:	1517 WALLER ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,184,000.00
APPLICANT'S OPINION:	$784,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2655
APPLICANT:	LOCKSHIN, HOWARD
PARCEL NO.:	1253 049
PARCEL ADDRESS:	1517 WALLER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,238,569.00
APPLICANT'S OPINION:	$829,317.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, October 29, 2012, at 9:30 a.m.

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Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
ASL
#2
10/29/12

Appeal No.	Name	Disposition
2011-2522	David Steinwedel	Verbal Stipulation Approved
2011-2532	Amenda Cline	Verbal Stipulation Approved
2011-2594	The Church in San Francisco	Submitted
2011-2595	Raul Arriaza	Verbal Stipulation Approved
2011-2596	Raul Arriaza	Verbal Stipulation Approved
2011-2597	Raul Arriaza	Verbal Stipulation Approved
2011-2623	Alec Berger	Submitted
2011-2625	Alec Berger	Submitted

At the hour of 11:50 a.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 12:00 p.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-2594	The Church in San Francisco	A.V.Lowered (Board)
2011-2623	Alec Berger	A.V.Lowered (Board)
2011-2625	Alec Berger	A.V.Lowered (Board)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2469	Alfredo Pena	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2533	Hok Ming Lau	Withdrawn
2011-2539	Lesley Wolff	Withdrawn
2011-2610	Eamonn Herlihy	Withdrawn
2011-2615	700 Valencia Street, LLC	Withdrawn
2011-2616	360-362 10th St Associates	Withdrawn
2011-2653	Howard Lockshin	Postponed
2011-2655	Howard Lockshin	Postponed

There being no further business, the Board, at the hour of 12:05 p.m., recessed to reconvene Tuesday, October 30, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, October 30, 2012

Phone: (415) 554-6778
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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, October 30, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2025
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	4021 002
PARCEL ADDRESS:	0650 FLORIDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,202,527.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
OCT 24 2012
Assessment Appeals Board

GOVERNMENT
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SAN FRANCISCO

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2046
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3507 042
PARCEL ADDRESS:	0000 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,773,978.00
APPLICANT'S OPINION:	$2,750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2052
APPLICANT:	TOY, VIRGINIA
PARCEL NO.:	1411 010
PARCEL ADDRESS:	2118 2120 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,266,746.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2053
APPLICANT:	TOY, VIRGINIA
PARCEL NO.:	1418 024
PARCEL ADDRESS:	1440 1442 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,557,868.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2059
APPLICANT:	WONG, LIDA YOOK
PARCEL NO.:	1410 017
PARCEL ADDRESS:	2200 CLEMENT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,516,336.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2060
APPLICANT:	WONG, LORRAINE
PARCEL NO.:	1525 011
PARCEL ADDRESS:	0455 0457 19TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$853,762.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2072
APPLICANT:	AZAR, NAIFEH
PARCEL NO.:	3114 045
PARCEL ADDRESS:	0715 0721 MONTEREY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,229,277.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2314
APPLICANT:	CONSTANTINE, JAMES
PARCEL NO.:	6580 016
PARCEL ADDRESS:	0446 27TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,169,670.00
APPLICANT'S OPINION:	$585,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2316
APPLICANT:	WALTERS FAMILY TRUST
PARCEL NO.:	6506 021
PARCEL ADDRESS:	0468 JERSEY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,470,179.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2318
APPLICANT:	2988 PACIFIC LTD PARTNERSHIP
PARCEL NO.:	0963 010
PARCEL ADDRESS:	2988 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,152,965.00
APPLICANT'S OPINION:	$2,686,860.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2337
APPLICANT:	GREEN, FRANK
PARCEL NO.:	3647 026
PARCEL ADDRESS:	0223 0227 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,562,085.00
APPLICANT'S OPINION:	$1,281,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2339
APPLICANT:	NAZ AUTO SERVICES, INC.
PARCEL NO.:	2623 006
PARCEL ADDRESS:	0376 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,226,034.00
APPLICANT'S OPINION:	$1,113,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2364
APPLICANT:	FAIDI RESTA 1987-2ND/ SUNHILL ENT.
PARCEL NO.:	1434 020
PARCEL ADDRESS:	3842 3854 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,998,454.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, Octobe30, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Fred Perez and Ed Campaña

Quorum present

Chairperson: Louisa Mendoza, Presiding

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The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2316	Walters Family Trust	Submitted
2011-2318	2988 Pacific Ltd Partnership	Submitted
2011-2337	Frank Green	A.V.Lowered by Board, higher than Assessor's recommended value.

At the hour of 3:10 p.m., the Board went into closed session to deliberate and take possible action on the above-submitted applications. The Board reconvened in open session at 3:20 p.m. and took the following action on the original respective applications:

Appeal No.	Name	Disposition
2011-2316	Walters Family Trust	A.V.Lowered by Board, higher than Assessor's recommended value.
2011-2318	2988 Pacific Ltd Partnership	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2025	Paul Sussman	Withdrawn
2011-2046	Paul Sussman	Withdrawn
2011-2052	Virginia Toy	Withdrawn
2011-2053	Virginia Toy	Withdrawn
2011-2059	Linda Yook Wong	Withdrawn
2011-2060	Lorraine Wong	Withdrawn
2011-2072	Naifeh Azar	Withdrawn
2011-2314	James Constantine	Withdrawn
2011-2339	Naz Auto Services, Inc.	Withdrawn
2011-2364	Faidi Living Trust 1987	Withdrawn

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Wednesday, October 31, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, October 31, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, October 31, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2688
APPLICANT:	BEACON PARKING LP
PARCEL NO.:	8702 606
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,395,538.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2689
APPLICANT:	BEACON PARKING LP
PARCEL NO.:	8702 607
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,395,538.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2690
APPLICANT:	BEACON PARKING LP
PARCEL NO.:	8702 608
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,395,540.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2691
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 609
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,999,978.00
APPLICANT'S OPINION:	$10,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2692
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 610
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,381,300.00
APPLICANT'S OPINION:	$10,010,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2693
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 611
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,666,646.00
APPLICANT'S OPINION:	$9,380,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2694
APPLICANT:	BEACON RETAIL LP
PARCEL NO.:	8702 612
PARCEL ADDRESS:	0200 0298 KING ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,999,978.00
APPLICANT'S OPINION:	$10,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2711
APPLICANT:	RON, DAVID
PARCEL NO.:	1253 025
PARCEL ADDRESS:	0318 FREDERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,996,704.00
APPLICANT'S OPINION:	$2,547,198.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2724
APPLICANT:	AE-HAMMS PROPERTY OWNER,LLC
PARCEL NO.:	3923 006
PARCEL ADDRESS:	1550 BRYANT ST,
TOPIC:	
CURRENT ASSESSMENT:	$21,265,785.00
APPLICANT'S OPINION:	$12,084,436.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2725
APPLICANT:	AMERIMAR INTERPRISES INC.
PARCEL NO.:	3923 007
PARCEL ADDRESS:	0145V FLORIDA ST,
TOPIC:	
CURRENT ASSESSMENT:	$3,869,273.00
APPLICANT'S OPINION:	$1,999,200.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2831
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	5231 006
PARCEL ADDRESS:	1945 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,898,661.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2832
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	5231 005
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,890,659.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2834
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	5231 004
PARCEL ADDRESS:	1995 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,890,659.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2835
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4314 001A
PARCEL ADDRESS:	3003 3095 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,310,386.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2836
APPLICANT:	SPENCER, WILLIAM
PARCEL NO.:	4231 002
PARCEL ADDRESS:	1300 ILLINOIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,439,988.00
APPLICANT'S OPINION:	$2,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, October 31, 2012, at 9:30 a.m.

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Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

On the following listed applications for change in the assessed valuation of property affecting the 2011 assessment roll, the Board heard evidence and testimony from the both parties in support of a Verbal Stipulation Agreement. The Board then took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2831	William Spencer	Verbal Stipulation Approved
2011-2832	William Spencer	Verbal Stipulation Approved
2011-2834	William Spencer	Verbal Stipulation Approved

The following listed applicants for change in the assessed valuation of property affecting the Assessment Roll for various years having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2688	Beacon Parking LP	Withdrawn
2011-2689	Beacon Parking LP	Withdrawn
2011-2690	Beacon Parking LP	Withdrawn
2011-2691	Beacon Retail LP	Postponed
2011-2692	Beacon Retail LP	Postponed
2011-2693	Beacon Retail LP	Postponed
2011-2694	Beacon Retail LP	Postponed
2011-2711	David Ron	Postponed
2011-2724	AE-Hamms Property Owner, LLC	Withdrawn
2011-2725	Amerimar Interprises Inc.	Withdrawn
2011-2835	William Spencer	Withdrawn
2011-2836	William Spencer	Withdrawn

There being no further business, the Board, at the hour of 10:20 a.m., recessed to reconvene Monday, November, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, November 5, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, OCTOBER 31, 2012
12:00 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to continue reviewing and editing the Board's findings of fact and to take possible action on said findings for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-2187
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,459,355.00
APPLICANT'S OPINION:	$25,398,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
WEDNESDAY, OCTOBER 31, 2012
1:30 PM

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closed

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review the additional documents submitted by the parties in response to the Board's request from the September 4, 2012 hearing, and to take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

   A) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5299
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 354
PARCEL ADDRESS:	0425 1ST ST, 4902
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,355,268.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5300
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 346
PARCEL ADDRESS:	0425 1ST ST, 4802
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,098.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5302
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 389
PARCEL ADDRESS:	0425 1ST ST, 5501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, November 01, 2012 To Friday, November 02, 2012
9:30 AM (ALL DAY)

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4623
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,064,170.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4624
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	2009400246
PARCEL ADDRESS:	
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$20,708,645.00
APPLICANT'S OPINION:	$10,354,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4365
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$72,891,008.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-4491
APPLICANT:	CLIFT HOLDINGS, LLC
PARCEL NO.:	0316 013
PARCEL ADDRESS:	0491 0499 GEARY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$73,439,875.00
APPLICANT'S OPINION:	$36,532,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, NOVEMBER 1, 2012
2:00 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to deliberate and take possible action on the legal matter of whether or not the change in ownership at issue was a reassessable event (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-5337
APPLICANT:	BACHMAN, LAWRENCE
PARCEL NO.:	6148 014
PARCEL ADDRESS:	0880 DARTMOUTH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$481,789.00
APPLICANT'S OPINION:	$37,207.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, November 1, 2012, at 2:05 p.m.

Present: Richard Lee, Jeff Morris and Diane Robinson

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Quorum present

Chairperson: Jeff Morris, Presiding

Deputy City Attorney Marie Blits

With no public present for comment, the Board went into closed session at the hour of 2:10 p.m. to review newly submitted documents, consult with legal counsel and deliberate on the change in ownership event for the below listed application.

Appeal No.	Name	Disposition
2011-5337	Lawrence Bachman	Parent to Child Exclusion does not apply; Board DENIED applicant's appeal on the change in ownership reassessment.

There being no further business, the Board, at the hour of 3:25 p.m., recessed to reconvene Friday, November 2, 2012 at 9:00 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 7, 2012

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E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, NOVEMBER 2, 2012
9:00 to 11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to continue reviewing and editing the Board's findings of fact and to take possible action on said findings for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-2187
APPLICANT:	VNO PATSON VAN NESS HOLDINGS
PARCEL NO.:	0814 020
PARCEL ADDRESS:	0100 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$84,459,355.00
APPLICANT'S OPINION:	$25,398,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 1 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
FRIDAY, NOVEMBER 2, 2012
11:00 AM – 1:00 PM

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)

2. Closed session with legal counsel to review the additional documents submitted by the parties in response to the Board's request from the September 4, 2012 hearing, and to take possible action on the below listed applications (pursuant to Revenue and Taxation code sections 1605.4):

   A) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5299
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 354
PARCEL ADDRESS:	0425 1ST ST, 4902
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,355,268.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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B) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5300
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 346
PARCEL ADDRESS:	0425 1ST ST, 4802
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,401,098.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

C) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5302
APPLICANT:	HWANG, SHIRLEY
PARCEL NO.:	3765 389
PARCEL ADDRESS:	0425 1ST ST, 5501
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,900,000.00
APPLICANT'S OPINION:	$0.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)

4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)

5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, November 05, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3888
APPLICANT:	NORIEGA CAPITAL GROUP LLC
PARCEL NO.:	2023 021
PARCEL ADDRESS:	1900 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,130,004.00
APPLICANT'S OPINION:	$2,133,800.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6264
APPLICANT:	JANICE PIVNICK TRUST
PARCEL NO.:	1222 034
PARCEL ADDRESS:	1519 OAK ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,984,957.00
APPLICANT'S OPINION:	$1,517,146.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0095
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,107,681.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2984
APPLICANT:	SHIREMAN/ICHIKAWA FAMILY TRUST
PARCEL NO.:	5678 029
PARCEL ADDRESS:	0428 0430 CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,551,712.00
APPLICANT'S OPINION:	$1,009,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0122
APPLICANT:	BELLI, ANALISA
PARCEL NO.:	1685 006O
PARCEL ADDRESS:	0883 42ND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$892,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0124
APPLICANT:	BELLI, ANALISA
PARCEL NO.:	1685 006O
PARCEL ADDRESS:	0883 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,041,028.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0211
APPLICANT:	PHAM, ALINE
PARCEL NO.:	1382 059
PARCEL ADDRESS:	6016 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$813,863.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0395
APPLICANT:	CHEN, WENIE
PARCEL NO.:	4991 504
PARCEL ADDRESS:	0301 CRESCENT WAY, #3212
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,000.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0437
APPLICANT:	KOSTICK, RANDALL
PARCEL NO.:	2816 007
PARCEL ADDRESS:	0055 VENTURA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,648,932.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0450
APPLICANT:	BLAINE-LATTERRE, ALICE
PARCEL NO.:	1126 037
PARCEL ADDRESS:	1946 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$895,000.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0122
APPLICANT:	BELLI, ANALISA
PARCEL NO.:	1685 006O
PARCEL ADDRESS:	0883 42ND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$892,000.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0124
APPLICANT:	BELLI, ANALISA
PARCEL NO.:	1685 006O
PARCEL ADDRESS:	0883 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,041,028.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0211
APPLICANT:	PHAM, ALINE
PARCEL NO.:	1382 059
PARCEL ADDRESS:	6016 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$813,863.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0395
APPLICANT:	CHEN, WENIE
PARCEL NO.:	4991 504
PARCEL ADDRESS:	0301 CRESCENT WAY, #3212
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,000.00
APPLICANT'S OPINION:	$310,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0437
APPLICANT:	KOSTICK, RANDALL
PARCEL NO.:	2816 007
PARCEL ADDRESS:	0055 VENTURA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,648,932.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0450
APPLICANT:	BLAINE-LATTERRE, ALICE
PARCEL NO.:	1126 037
PARCEL ADDRESS:	1946 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$895,000.00
APPLICANT'S OPINION:	$710,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0467
APPLICANT:	MARKS, MONA
PARCEL NO.:	4262 010
PARCEL ADDRESS:	2512 25TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$800,000.00
APPLICANT'S OPINION:	$469,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-5282
APPLICANT:	LEE, JOHN
PARCEL NO.:	1709 031A
PARCEL ADDRESS:	1242 1244 42ND AVE,
TOPIC:	Base Year/New Construction-Incorrect Value
CURRENT ASSESSMENT:	$173,840.00
APPLICANT'S OPINION:	$25,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, November 5, 2012, at 9:30 a.m.

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Present: Louisa Mendoza, Mervin Conlan, and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3888	Noriega Capital Group LLC	Submitted
2009-6264	Janice Pivnick Trust	Verbal Stipulation Approved
2010-0095	Wai Fung Trading Corp	Postponed at the Hearing
2011-0122	Analisa Belli	Submitted
2011-0124	Analisa Belli	Submitted
2011-0211	Aline Pham	Verbal Stipulation Approved
2011-0395	Wenie Chen	Submitted
2011-0450	Alice Blaine-Latterre	Submitted
2011-0467	Mona Marks	Submitted
2011-5282	John Lee	Submitted

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At the hour of 12:50 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 1:15 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3888	Noriega Capital Group LLC	Submitted
2011-0122	Analisa Belli	A.V.Lowered (Board)
2011-0124	Analisa Belli	A.V.Lowered (Board)
2011-0395	Wenie Chen	A.V.Lowered (Board)
2011-0450	Alice Blaine-Latterre	A.V.Lowered (Board)
2011-0467	Mona Marks	A.V.Lowered (Board)
2011-5282	John Lee	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2984	Shireman/Ichikawa Family	Postponed
2011-0437	Randall Kostick	Postponed

There being no further business, the Board, at the hour of 1:20 p.m. recessed to reconvene Tuesday, November 6, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 6, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 06, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3302
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3303
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0168
APPLICANT:	AZUMA, DAISY
PARCEL NO.:	1923 001
PARCEL ADDRESS:	1601 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0181
APPLICANT:	ISRAEL, MARCY
PARCEL NO.:	1685 006B
PARCEL ADDRESS:	0831 42ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$820,000.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0809
APPLICANT:	FERNANDES, WILMAR
PARCEL NO.:	4216 090
PARCEL ADDRESS:	2250 24TH ST, 328
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$391,676.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0819
APPLICANT:	BARTOS, JIRI
PARCEL NO.:	4216 044
PARCEL ADDRESS:	2250 24TH ST, 122
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$394,718.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0830
APPLICANT:	FONG, ROGER
PARCEL NO.:	2016 002
PARCEL ADDRESS:	1707 33RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$786,513.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0911
APPLICANT:	STIPE, AMANDA
PARCEL NO.:	1029 045
PARCEL ADDRESS:	2999 CALIFORNIA ST, #301
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$465,000.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0961
APPLICANT:	XU, JIAN QIANG
PARCEL NO.:	6350 002C
PARCEL ADDRESS:	0761 LISBON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$670,102.00
APPLICANT'S OPINION:	$560,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0972
APPLICANT:	BLOOM, MARK
PARCEL NO.:	6521 036
PARCEL ADDRESS:	2825 2829 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,542,684.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

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In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 6, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan, and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3302	Peter Sperling	Continued
2009-3303	Peter Sperling	Continued
2011-0181	Marcy Israel	Submitted
2011-0809	Wilmar Fernandes	A.V.Lowered (Assessor)
2011-0830	Roger Fong	Submitted
2011-0911	Amanda Stipe	Submitted
2011-0961	Jian Qiang Xu	Submitted

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At the hour of 11:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:00 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0181	Marcy Israel	A.V.Lowered (Board)
2011-0830	Roger Fong	A.V.Lowered (Board)
2011-0911	Amanda Stipe	A.V.Lowered (Board)
2011-0961	Jian Qiang Xu	A.V.Lowered (Assessor)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0972	Mark Bloom	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0168	Daisy Azuma	Postponed
2011-0819	Jiri Bartos	Withdrawn

There being no further business, the Board, at the hour of 12:05 p.m. recessed to reconvene Wednesday, November 7, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 7, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, November 07, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2548
APPLICANT:	DIVER, KRISTINA
PARCEL NO.:	3794 206
PARCEL ADDRESS:	0170 KING ST, 806
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$763,187.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4573
APPLICANT:	DOWLING, KATHERINE
PARCEL NO.:	0580 105
PARCEL ADDRESS:	2637 BUCHANAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,543,956.00
APPLICANT'S OPINION:	$2,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5571
APPLICANT:	WILLIAM H. DOWNING SR. TRUST
PARCEL NO.:	6635 024
PARCEL ADDRESS:	0022 30TH ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$700,000.00
APPLICANT'S OPINION:	$268,539.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0105
APPLICANT:	SEDGWICK, THOMAS
PARCEL NO.:	0568 015
PARCEL ADDRESS:	2512 OCTAVIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,940,039.00
APPLICANT'S OPINION:	$1,952,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0273
APPLICANT:	PASTOR, LISA
PARCEL NO.:	0045 069
PARCEL ADDRESS:	2555 LEAVENWORTH ST, 303
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$962,088.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0274
APPLICANT:	PEMINGTON HOLDINGS LIMITED
PARCEL NO.:	0215 042
PARCEL ADDRESS:	1340 C000 CLAY ST, 602
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,287,574.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0337
APPLICANT:	FRENCH, LORRAINE
PARCEL NO.:	0854 019
PARCEL ADDRESS:	0055 SITUS TO BE ASSIGNED ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$563,883.00
APPLICANT'S OPINION:	$510,460.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0362
APPLICANT:	DEPIERRIS, MARTA
PARCEL NO.:	0565 017
PARCEL ADDRESS:	2654 2658 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,974,704.00
APPLICANT'S OPINION:	$1,400,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0384
APPLICANT:	CORCORAN, ANGELA
PARCEL NO.:	0527 014
PARCEL ADDRESS:	1560 1562 UNION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$584,670.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0385
APPLICANT:	CORCORAN, ANGELA
PARCEL NO.:	0527 014
PARCEL ADDRESS:	1560 1562 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$613,180.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0600
APPLICANT:	HEINRICH, BARBARA
PARCEL NO.:	0567 098
PARCEL ADDRESS:	1998 BROADWAY , 1207
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,718.00
APPLICANT'S OPINION:	$828,162.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0750
APPLICANT:	GLAUBACH, SHULAMIT
PARCEL NO.:	0624 014
PARCEL ADDRESS:	1940 SACRAMENTO ST, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$999,612.00
APPLICANT'S OPINION:	$775,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 7, 2012, at 9:33 a.m.

Present: Ed Campaña, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2010-2548	Kristina Diver	Submitted
2010-4573	Katherine Dowling	Submitted
2010-5571	William Downing, Sr. Trust	Denied
2011-0273	Lisa Pastor	Submitted
2011-0274	Pemington Holdings Limited	Submitted
2011-0337	Lorraine French	Submitted
2011-0384	Angela Corcoran	Postponed at Hearing
2011-0385	Angela Corcoran	Postponed at Hearing
2011-0750	Shulamit Glaubach	Submitted

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At the hour of 11:50 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 12:45 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-2548	Kristina Diver	A.V. Lowered (Board)
2010-4573	Katherine Dowling	A.V. Lowered (Board)
2011-0273	Lisa Pastor	A.V. Lowered (Board)
2011-0274	Pemington Holdings Limited	A.V. Lowered by Board, but higher than Assessor's recommended value
2011-0337	Lorraine French	A.V. Lowered (Assessor)
2011-0750	Shulamit Glaubach	A.V. Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0105	Thomas Sedgwick	Postponed
2011-0362	Marta Depierris	Postponed
2011-0600	Barbara Heinrich	Postponed

There being no further business, the Board, at the hour of 12:57 p.m. recessed to reconvene Thursday, November 8, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 8, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, November 07, 2012
1:30 PM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4670
APPLICANT:	ORNOY, VAL
PARCEL NO.:	1208 045
PARCEL ADDRESS:	0417 CENTRAL AVE, #2
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$919,722.00
APPLICANT'S OPINION:	$860,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5821
APPLICANT:	ALIAGA, EDUARDO
PARCEL NO.:	5645 005
PARCEL ADDRESS:	0179 BOCANA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$851,000.00
APPLICANT'S OPINION:	$735,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0168
APPLICANT:	AZUMA, DAISY
PARCEL NO.:	1923 001
PARCEL ADDRESS:	1601 20TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$830,000.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0182
APPLICANT:	CAULFIELD 2008 FAMILY TRUST
PARCEL NO.:	0943 011
PARCEL ADDRESS:	2682 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,314,994.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0188
APPLICANT:	JOHN, JACQUELINE
PARCEL NO.:	1154 044
PARCEL ADDRESS:	1781 TURK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$671,398.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0205
APPLICANT:	LAI, KEN
PARCEL NO.:	3102 019
PARCEL ADDRESS:	0125 SANTA ANA AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,840,000.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0591
APPLICANT:	TO, CECILIA
PARCEL NO.:	3588 095
PARCEL ADDRESS:	0025 LAPIDGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$878,428.00
APPLICANT'S OPINION:	$771,428.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0615
APPLICANT:	MORGAN, LESLIE
PARCEL NO.:	6511 001A
PARCEL ADDRESS:	0312 0314 FAIR OAKS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,623.00
APPLICANT'S OPINION:	$1,275,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0653
APPLICANT:	LIN, SHI FENG
PARCEL NO.:	2525A005
PARCEL ADDRESS:	1250 SLOAT BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$867,966.00
APPLICANT'S OPINION:	$610,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0663
APPLICANT:	WONG, ANITA
PARCEL NO.:	2473 008
PARCEL ADDRESS:	2643 23RD AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$760,000.00
APPLICANT'S OPINION:	$668,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0714
APPLICANT:	LUU, JEFFREY
PARCEL NO.:	1528 010
PARCEL ADDRESS:	0447 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,076,505.00
APPLICANT'S OPINION:	$826,040.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0753
APPLICANT:	SINGH, SUKHJINDER
PARCEL NO.:	6987 041
PARCEL ADDRESS:	0831 0845 HOLLOWAY AVE,
TOPIC:	
CURRENT ASSESSMENT:	$1,129,676.00
APPLICANT'S OPINION:	$910,270.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, November 7, 2012, at 1:30 p.m.

Present: Louisa Mendoza, Meg Ruxton and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4670	Val Ornoy	Submitted
2011-0182	Caulfield 2008 Family Trust	Submitted
2011-0188	Jacqueline John	Submitted
2011-0205	Ken Lai	Submitted
2011-0591	Cecilia To	A.V.Lowered (Assessor)
2011-0615	Leslie Morgan	Submitted
2011-0653	Shi Feng Lin	Denied (Decided by Quorum of Members Mendoza and Perez.
2011-0714	Jeffrey Luu	Submitted
2011-0753	Sukhjinder Singh	Verbal Stipulation Approved

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#2
11/7/12

At the hour of 3:45 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 4:00 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4670	Val Ornoy	A.V.Lowered (Board)
2011-0182	Caulfield 2008 Family Trust	A.V.Lowered (Board)
2011-0188	Jacqueline John	A.V.Lowered (Board)
2011-0205	Ken Lai	A.V.Lowered (Board)
2011-0615	Leslie Morgan	A.V.Lowered (Board)
2011-0714	Jeffrey Luu	A.V.Lowered (Board)

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The following listed applicants for change in the assessed valuation of property affecting the 2009 and 2011 assessment roll years having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5821	Eduardo Aliaga	Denied-No Show
2011-0663	Anita Wong	Denied-No Show

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0168	Daisy Azuma	Postponed

There being no further business, the Board, at the hour of 4:05 p.m. recessed to reconvene Monday, November 13, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, November 13, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, November 08, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6530
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$152,520,000.00
APPLICANT'S OPINION:	$125,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6531
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$33,480,000.00
APPLICANT'S OPINION:	$30,000,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5218
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$152,520,000.00
APPLICANT'S OPINION:	$60,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5229
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$33,492,068.00
APPLICANT'S OPINION:	$9,012,068.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0575
APPLICANT:	KYO-YA HOTELS & RESORTS LP
PARCEL NO.:	3707 052
PARCEL ADDRESS:	0002 NEW MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$128,871,149.00
APPLICANT'S OPINION:	$70,227,708.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0576
APPLICANT:	KYO-YA HOTELS & RESORTS LP
PARCEL NO.:	3707 044
PARCEL ADDRESS:	0111 0127 STEVENSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,793,146.00
APPLICANT'S OPINION:	$6,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1273
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 012
PARCEL ADDRESS:	0095 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$34,397,315.00
APPLICANT'S OPINION:	$13,072,114.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1274
APPLICANT:	HAWTHORNE PLAZA ASSOCIATES, LLC
PARCEL NO.:	3735 062
PARCEL ADDRESS:	0075 HAWTHORNE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$156,370,366.00
APPLICANT'S OPINION:	$62,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1546
APPLICANT:	GLL FREMONT STREET PARTNERS
PARCEL NO.:	3719 018
PARCEL ADDRESS:	0199 FREMONT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$156,277,561.00
APPLICANT'S OPINION:	$78,045,600.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1799
APPLICANT:	TRANSAMERICA PYRAMID PROPERTIES, LLC
PARCEL NO.:	0207 032
PARCEL ADDRESS:	0600 MONTGOMERY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$223,738,744.00
APPLICANT'S OPINION:	$175,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, November 8, 2012, at 9:35 a.m.

Present: Ed Campaña, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2009-6530	Hawthorne Plaza Associates, LLC	Submitted
2009-6531	Hawthorne Plaza Associates, LLC	Submitted
2010-5218	Hawthorne Plaza Associates, LLC	Withdrawn at hearing
2010-5229	Hawthorne Plaza Associates, LLC	Withdrawn at hearing
2011-1273	Hawthorne Plaza Associates, LLC	Submitted
2011-1274	Hawthorne Plaza Associates, LLC	Submitted

At the hour of 12:45 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 2:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-6530	Hawthorne Plaza Associates, LLC	A.V. Lowered (Board)
2009-6531	Hawthorne Plaza Associates, LLC	A.V. Lowered (Board)
2011-1273	Hawthorne Plaza Associates, LLC	A.V. Lowered (Board)
2011-1274	Hawthorne Plaza Associates, LLC	A.V. Lowered (Board)

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The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0575	KYO-YA Hotels & Resorts LP	Withdrawn
2011-0576	KYO-YA Hotels & Resorts LP	Withdrawn
2011-1546	GLL Fremont Street Partners	Withdrawn
2011-1799	Transamerica Pyramid Properties	Withdrawn

There being no further business, the Board, at the hour of 3:07 p.m. recessed to reconvene on Wednesday, November 14, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, November 14, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 13, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2748
APPLICANT:	WELLS FARGO BANK
PARCEL NO.:	0240 020
PARCEL ADDRESS:	0550 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$123,972,138.00
APPLICANT'S OPINION:	$37,184,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED; TO BE RESCHEDULED BEFORE BOARD 1

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2753
APPLICANT:	NOMURA CDO 2007-2 MULTIF B
PARCEL NO.:	3656 008A
PARCEL ADDRESS:	4012 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,996.00
APPLICANT'S OPINION:	$499,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2755
APPLICANT:	NOMURA CDO 2007-2 MULTIF B
PARCEL NO.:	3608 075
PARCEL ADDRESS:	3605 20TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,877,968.00
APPLICANT'S OPINION:	$1,763,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2757
APPLICANT:	NOMURA CDO 2007-2 MULTIF B
PARCEL NO.:	1157 002A
PARCEL ADDRESS:	1819 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,242,239.00
APPLICANT'S OPINION:	$673,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2769
APPLICANT:	TENTH AND MARKET, LLC
PARCEL NO.:	3507 041
PARCEL ADDRESS:	1401 - 1401 MARKET STREET ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$27,199,953.00
APPLICANT'S OPINION:	$8,160,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2778
APPLICANT:	444 DE HARO-VEF VI LLC
PARCEL NO.:	3979 001
PARCEL ADDRESS:	0444 DE HARO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$38,961,231.00
APPLICANT'S OPINION:	$11,686,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2789
APPLICANT:	SAN FRANCISCO REAL ESTATE INVESTMENT CLUB
PARCEL NO.:	1262 022
PARCEL ADDRESS:	0854 - 0856 STANYAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,147,085.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2790
APPLICANT:	SAN FRANCISCO REAL ESTATE INVESTMENT CLUB
PARCEL NO.:	1262 022
PARCEL ADDRESS:	0854 0856 STANYAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,205,050.00
APPLICANT'S OPINION:	$900,160.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2814
APPLICANT:	WELLS FARGO (LESSEE)
PARCEL NO.:	0646 012
PARCEL ADDRESS:	1554 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,844,522.00
APPLICANT'S OPINION:	$1,753,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2850
APPLICANT:	MURPHY, DENIS
PARCEL NO.:	4084 028
PARCEL ADDRESS:	2445 - 2449 HARRISON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,309,503.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2865
APPLICANT:	CRIOU, NATHALIE
PARCEL NO.:	5624 014
PARCEL ADDRESS:	0076 ELLSWORTH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$904,264.00
APPLICANT'S OPINION:	$801,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2867
APPLICANT:	MENDEZ, MONICA
PARCEL NO.:	1636 005A
PARCEL ADDRESS:	0700 CABRILLO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,938,341.00
APPLICANT'S OPINION:	$2,505,429.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2870
APPLICANT:	KUANG, JENNY
PARCEL NO.:	6250 024
PARCEL ADDRESS:	0107 LELAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$637,904.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2961
APPLICANT:	DA MCCOSKER CONSTRUCTION
PARCEL NO.:	2011211215
PARCEL ADDRESS:	00000000 0000VARIOUS LOCATION ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$194,254.00
APPLICANT'S OPINION:	$97,128.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, November 13, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2358
APPLICANT:	POTRERO HILL & KANSAS STREET
PARCEL NO.:	4030 031
PARCEL ADDRESS:	0655 KANSAS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,411,656.00
APPLICANT'S OPINION:	$3,708,026.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2359
APPLICANT:	POTRERO HEIGHTS/RHODE ISLAND
PARCEL NO.:	4073 026
PARCEL ADDRESS:	0740 RHODE ISLAND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,974,092.00
APPLICANT'S OPINION:	$2,488,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2361
APPLICANT:	LEE, LANCE
PARCEL NO.:	5211 031
PARCEL ADDRESS:	3450 03RD ST, 1D
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,073,946.00
APPLICANT'S OPINION:	$536,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2363
APPLICANT:	LODGE, MATTHEW
PARCEL NO.:	4096 084
PARCEL ADDRESS:	0004 SOUTHERN HEIGHTS AVE, 1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,139,680.00
APPLICANT'S OPINION:	$570,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2366
APPLICANT:	JAWID, NASIR
PARCEL NO.:	3092 048
PARCEL ADDRESS:	0471 JOOST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$703,373.00
APPLICANT'S OPINION:	$352,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2395
APPLICANT:	LEE, LUANN
PARCEL NO.:	1705 013
PARCEL ADDRESS:	1261 1263 45TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,517,034.00
APPLICANT'S OPINION:	$981,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2407
APPLICANT:	LEE, LANCE
PARCEL NO.:	2641 021
PARCEL ADDRESS:	0235 EDGEWOOD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,470,000.00
APPLICANT'S OPINION:	$1,300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2821
APPLICANT:	FANG, STEVEN
PARCEL NO.:	1529 004A
PARCEL ADDRESS:	0443 15TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,255,704.00
APPLICANT'S OPINION:	$1,850,400.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2871
APPLICANT:	ZHENG, CHRISTINE
PARCEL NO.:	2436 014
PARCEL ADDRESS:	2550 36TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$967,948.00
APPLICANT'S OPINION:	$767,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2903
APPLICANT:	WONG, KIN
PARCEL NO.:	6016 022
PARCEL ADDRESS:	0277 PARIS ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$900,259.00
APPLICANT'S OPINION:	$461,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2911
APPLICANT:	THOMAS KNUDSEN REVOCABLE TRUST
PARCEL NO.:	0948 019
PARCEL ADDRESS:	2841 FILBERT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,271,852.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2917
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 5089 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,127,768.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2933
APPLICANT:	PETERSON, CHRISTINA
PARCEL NO.:	3613 031
PARCEL ADDRESS:	2977 2979 21ST ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,173,198.00
APPLICANT'S OPINION:	$705,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, November 13, 2012, at 9:30 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-2790	San Francisco Real Estate Inv	Submitted
2011-2865	Nathalie Criou	Verbal Stipulation Approved
2011-2867	Monica Mendez	Verbal Stipulation Approved
2011-2870	Jenny Kuang	Verbal Stipulation Approved

At the hour of 10:15 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:20 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2790	San Francisco Real Estate Inv	A.V.Lowered (Assessor)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2748	Wells Fargo Bank	Postponed
2011-2753	Nomura CDO 2007-2 Multif B	Postponed
2011-2755	Nomura CDO 2007-2 Multif B	Postponed
2011-2757	Nomura CDO 2007-2 Multif B	Postponed
2011-2769	Tenth and Market, LLC	Postponed
2011-2778	444 De Haro-Vef VI LLC	Postponed
2011-2789	San Francisco Real Estate Inv	Withdrawn
2011-2814	Wells Fargo (Lessee)	Withdrawn
2011-2850	Denis Murphy	Postponed
2011-2961	Da McCosker Construction	Withdrawn

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RECESS

The Board, at the hour of 10:25 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2358	Potrero Hill & Kansas Street	Submitted
2011-2359	Potrero Heights/Rhode Island	Submitted
2011-2363	Matthew Lodge	Verbal Stipulation Approved
2011-2871	Christine Zheng	Submitted
2011-2903	Kin Wong	Submitted

At the hour of 3:05 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:25 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2358	Potrero Hill & Kansas Street	A.V.Lowered (Assessor)
2011-2359	Potrero Heights/Rhode Island	Denied
2011-2871	Christine Zheng	A.V.Lowered (Board)
2011-2903	Kin Wong	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2361	Lance Lee	Withdrawn

Appeal No.	Name	Disposition (Continued)
2011-2366	Nasir Jawid	Withdrawn
2011-2395	Luann Lee	Withdrawn
2011-2407	Lance Lee	Withdrawn
2011-2821	Steven Fang	Withdrawn
2011-2911	Thomas Knudsen Revocable Tr	Postponed
2011-2917	Victoria Vides	Postponed
2011-2933	Christina Peterson	Withdrawn

There being no further business, the Board, at the hour of 3:30 p.m. recessed to reconvene Thursday, November 29 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, November 29, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Wednesday, November 14, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3469
APPLICANT:	TOM, RICHARD
PARCEL NO.:	0116 015
PARCEL ADDRESS:	0532 - 0536 GREEN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$1,074,565.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1301
APPLICANT:	575 FRANCISCO STREET, LLC
PARCEL NO.:	0051 019
PARCEL ADDRESS:	0575 FRANCISCO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,333,329.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

DATE POSTED
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Assessment Appeals Board

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1354
APPLICANT:	KIM, YOUNG HO
PARCEL NO.:	0546 001B
PARCEL ADDRESS:	1555 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,653,321.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1508
APPLICANT:	LAAM LP
PARCEL NO.:	3761 007
PARCEL ADDRESS:	0660 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,406,925.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1558
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148 - 0154 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,869,139.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1559
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,067,191.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1560
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3788 010
PARCEL ADDRESS:	0148 - 0154 TOWNSEND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$6,700,000.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1562
APPLICANT:	PEGGY FIELD FAMILY LP
PARCEL NO.:	3794 022
PARCEL ADDRESS:	0135 TOWNSEND ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$7,868,556.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1694
APPLICANT:	OPT COLUMBUS SF, LLC
PARCEL NO.:	0043 007
PARCEL ADDRESS:	2568 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,895,990.00
APPLICANT'S OPINION:	$2,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1703
APPLICANT:	LII, RUEY-RONG
PARCEL NO.:	0225 001
PARCEL ADDRESS:	0749 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,126,223.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2983
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 010
PARCEL ADDRESS:	0000 V ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,079,995.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2984
APPLICANT:	1650 BROADWAY, LLC
PARCEL NO.:	0570 011
PARCEL ADDRESS:	1650 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,253,327.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2985
APPLICANT:	2655 BUSH LLC
PARCEL NO.:	1052 024
PARCEL ADDRESS:	2655 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,026,646.00
APPLICANT'S OPINION:	$5,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 14, 2012, at 9:30 a.m.

Present: Greg Blaine, Jeff Morris and Diane Robinson

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

SF
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11/14/12

Appeal No.	Name	Disposition
2011-1694	OPT Columbus SF, LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3469	Richard Tom	Postponed
2011-1301	575 Francisco Street, LLC	Withdrawn
2011-1354	Young Ho Kim	Postponed
2011-1508	LAAM LP	Withdrawn
2011-1558	Peggy Field Family LP	Postponed
2011-1559	Peggy Field Family LP	Postponed
2011-1560	Peggy Field Family LP	Postponed
2011-1562	Peggy Field Family LP	Postponed
2011-1676	Jeremy Hughes	Withdrawn
2011-1703	Ruey-Rong LII	Withdrawn
2011-2983	1650 Broadway, LLC	Withdrawn
2011-2984	1650 Broadway, LLC	Withdrawn
2011-2985	2655 Bush LLC	Withdrawn

There being no further business, the Board, at the hour of 9:45 a.m., recessed to reconvene Thursday, November 15, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 28, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Thursday, November 15, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0384
APPLICANT:	CORCORAN, ANGELA
PARCEL NO.:	0527 014
PARCEL ADDRESS:	1560 - 1562 UNION ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$584,670.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0385
APPLICANT:	CORCORAN, ANGELA
PARCEL NO.:	0527 014
PARCEL ADDRESS:	1560 - 1562 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$613,180.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1182
APPLICANT:	CASA ROMA LLC
PARCEL NO.:	0419A009
PARCEL ADDRESS:	0002 CASA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,121,313.00
APPLICANT'S OPINION:	$2,666,802.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1511
APPLICANT:	HOTEL EDDY, INC
PARCEL NO.:	0740 010
PARCEL ADDRESS:	0640 - 0642 EDDY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,723,122.00
APPLICANT'S OPINION:	$866,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1736
APPLICANT:	SHREE JALARAM LODGING LP
PARCEL NO.:	3702 045
PARCEL ADDRESS:	1133 - 1139 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,744,211.00
APPLICANT'S OPINION:	$3,068,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1885
APPLICANT:	KALTHOFF FAMILY REVOCABLE TRUST
PARCEL NO.:	0121A045
PARCEL ADDRESS:	1070 GREEN ST, 1702
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,239,560.00
APPLICANT'S OPINION:	$620,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1887
APPLICANT:	FARD, ABBAS
PARCEL NO.:	0298 014
PARCEL ADDRESS:	0700 JONES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,439,600.00
APPLICANT'S OPINION:	$720,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1892
APPLICANT:	WOO, STEVEN
PARCEL NO.:	0250 003A
PARCEL ADDRESS:	1025 HYDE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,837,736.00
APPLICANT'S OPINION:	$918,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2304
APPLICANT:	VALLEJO VIEW APARTMENTS LP
PARCEL NO.:	0555 007
PARCEL ADDRESS:	2000 VALLEJO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,808,438.00
APPLICANT'S OPINION:	$1,904,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2307
APPLICANT:	PETES BUILDING LLC
PARCEL NO.:	0287 022
PARCEL ADDRESS:	0429 - 0431 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,754,546.00
APPLICANT'S OPINION:	$1,874,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2319
APPLICANT:	CROCE, FABIO
PARCEL NO.:	0462A001
PARCEL ADDRESS:	0095 CERVANTES BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,315,503.00
APPLICANT'S OPINION:	$1,660,418.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2322
APPLICANT:	2223 UNION ST LLC
PARCEL NO.:	0539 034
PARCEL ADDRESS:	2225 - 2227 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,864,388.00
APPLICANT'S OPINION:	$932,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2324
APPLICANT:	BF SAN FRANCISCO LLC
PARCEL NO.:	0329 004
PARCEL ADDRESS:	0856 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,212,886.00
APPLICANT'S OPINION:	$607,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2325
APPLICANT:	CASA FLYNN LLC
PARCEL NO.:	0101 005
PARCEL ADDRESS:	1717 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,539,579.00
APPLICANT'S OPINION:	$770,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

For more information on your rights under the Sunshine Ordinance (Chapter 67 of the San Francisco Administrative Code) or to report a violation of the ordinance, contact the Administrator by mail to: Sunshine Ordinance Task Force, 1 Dr. Carlton B.Goodlett Place, Room 244, San Francisco, CA 94102-4689; by phone at 415.554.7724, by fax at 415.554.7854, or by e-mail at sotf@sfgov.org.

Citizens interested in obtaining a free copy of the Sunshine Ordinance can request a copy from the Administrator or by printing Chapter 67 of the San Francisco Administrative Code from the Internet, at http://www.sfgov.org/sunshine/

Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Thursday, November 15, 2012, at 1:33 p.m.

Present: Donna Crowder, Richard Lee and Jeff Morris

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
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11/15/12

Appeal No.	Name	Disposition
2011-0384	Angela Corcoran	Submitted
2011-0385	Angela Corcoran	Submitted

At the hour of 2:50 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:05 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0384	Angela Corcoran	A.V. Lowered (Board)
2011-0385	Angela Corcoran	Denied

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1182	Casa Roma, LLC	Withdrawn
2011-1511	Hotel Eddy, Inc.	Withdrawn
2011-1736	Shree Jalaram Lodging, LP	Postponed
2011-1885	Kalthoff Family Revocable Trust	Withdrawn
2011-1887	Abbas Fard	Postponed
2011-1892	Steven Woo	Postponed
2011-2304	Vallejo View Apartments, LP	Withdrawn
2011-2307	Petes Building, LLC	Withdrawn

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Appeal No.	Name	Disposition
2011-2319	Fabio Croce	Withdrawn
2011-2322	2223 Union Street, LLC	Withdrawn
2011-2324	BF San Francisco, LLC	Withdrawn
2011-2325	Casa Flynn, Inc.	Withdrawn

There being no further business, the Board, at the hour of 3:11 p.m. recessed to reconvene on Friday, November 16, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 4, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Friday, November 16, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-6026
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0149 021
PARCEL ADDRESS:	1644 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,931,714.00
APPLICANT'S OPINION:	$3,586,692.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4201
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0688 001
PARCEL ADDRESS:	1501 - 1505 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,028,759.00
APPLICANT'S OPINION:	$9,660,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1785
APPLICANT:	CLEAR CHANNEL OUTDOOR, INC.
PARCEL NO.:	3762 049
PARCEL ADDRESS:	0145 STILLMAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,523,139.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1868
APPLICANT:	NG, SIU CHUEN
PARCEL NO.:	0601 021
PARCEL ADDRESS:	1901 JACKSON ST, #1
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,460,200.00
APPLICANT'S OPINION:	$2,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2193
APPLICANT:	KING PLAZA PARTNERS
PARCEL NO.:	0149 021
PARCEL ADDRESS:	1644 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,962,206.00
APPLICANT'S OPINION:	$3,571,434.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2196
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	0143 002
PARCEL ADDRESS:	0300 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,533,316.00
APPLICANT'S OPINION:	$5,503,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2199
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	0640 012
PARCEL ADDRESS:	2085 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,146,112.00
APPLICANT'S OPINION:	$8,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2201
APPLICANT:	LITKE PROPERTIES, INC.
PARCEL NO.:	0688 001
PARCEL ADDRESS:	1501 - 1505 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$13,126,547.00
APPLICANT'S OPINION:	$9,701,902.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2202
APPLICANT:	LITKE O'FARRELL LLC
PARCEL NO.:	0314 006
PARCEL ADDRESS:	0180 - 0190 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,199,979.00
APPLICANT'S OPINION:	$7,738,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2204
APPLICANT:	LITKE, JEFFREY
PARCEL NO.:	0550 024
PARCEL ADDRESS:	2350 - 2352 VAN NESS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,814,635.00
APPLICANT'S OPINION:	$1,759,100.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2435
APPLICANT:	643 WEBSTER STREET, LLC
PARCEL NO.:	0804 002
PARCEL ADDRESS:	0643 WEBSTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,628,793.00
APPLICANT'S OPINION:	$1,350,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2454
APPLICANT:	TEEKING, DERICK
PARCEL NO.:	3768 226
PARCEL ADDRESS:	0403 MAIN ST, 510N
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$665,812.00
APPLICANT'S OPINION:	$559,200.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3163
APPLICANT:	345 - 6TH STREET, LLC
PARCEL NO.:	3753 081
PARCEL ADDRESS:	0345 06TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,199,992.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

Individuals and entities that influence or attempt to influence local legislative or administrative action may be required by the San Francisco Lobbyist Ordinance [SF Campaign & Governmental Conduct Code § 2.100] to register and report lobbying activity. For more information about the Lobbyist Ordinance, please contact the San Francisco Ethics Commission at 30 Van Ness Avenue, Suite 3900, San Francisco, CA 94102; telephone (415) 581-2300; fax (415) 581-2317; Web Site www.sfgov.org/ethics.

Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Friday, November 16, 2012, at 9:30 a.m.

Present: Diane Robinson, Greg Blaine and Scott Spertzel

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
11/16/12

Appeal No.	Name	Disposition
2009-6026	King Plaza Partners	Submitted
2011-1868	Siu Chuen Ng	A.V. Lowered (Assessor)

At the hour of 10:07 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:20 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-6026	King Plaza Partners	A.V. Lowered by Board (2 to 1 vote with Member Blaine dissenting.)

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2454	Derick Teeking	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2010-4201	Litke Properties, Inc	Withdrawn
2011-1785	Clear Channel Outdoor, Inc.	Postponed
2011-2193	King Plaza Partners	Withdrawn
2011-2196	Jeffrey Litke	Withdrawn
2011-2199	Jeffrey Litke	Withdrawn
2011-2201	Litke Properties, Inc.	Withdrawn
2011-2202	Litke O'Farrell LLC.	Withdrawn

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Appeal No.	Name	Disposition (con't)
2011-2204	Jeffrey Litke	Withdrawn
2011-2435	643 Webster Street, LLC	Postponed
2011-3163	345 – 6th Street, LLC	Withdrawn

There being no further business, the Board, at the hour of 10:23 a.m., recessed to reconvene Tuesday, December 4, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board November 28, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AMENDED

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Administrative Hearing
Room 406, City Hall
Wednesday, November 28, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

SF
A82
#1
11/28/12

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Boardshall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5653
APPLICANT:	BAFUL, ROMEO
PARCEL NO.:	4758 007
PARCEL ADDRESS:	1352 QUESADA AVE,
TOPIC:	Request to reinstate application.
CURRENT ASSESSMENT:	$333,544.00
APPLICANT'S OPINION:	$190,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0835
APPLICANT:	PATEL, ABDUL
PARCEL NO.:	3755 018
PARCEL ADDRESS:	1110 - 1114 HARRISON ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$671,888.00
APPLICANT'S OPINION:	$413,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4242
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3728 103
PARCEL ADDRESS:	1277 - 1281 MISSION ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$1,009,674.00
APPLICANT'S OPINION:	$825,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4243
APPLICANT:	O'KEEFFE, DAVID
PARCEL NO.:	3794 024
PARCEL ADDRESS:	1440 - 1440 KING ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$6,616,830.00
APPLICANT'S OPINION:	$3,400,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4377
APPLICANT:	VIDES, VICTORIA
PARCEL NO.:	6347 016
PARCEL ADDRESS:	5087 - 5089 MISSION ST,
TOPIC:	Request to amend application to include base year appeal.
CURRENT ASSESSMENT:	$1,119,341.00
APPLICANT'S OPINION:	$525,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4555
APPLICANT:	CHIU, LO CHI
PARCEL NO.:	7046B025
PARCEL ADDRESS:	0335 ROME ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$792,830.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-4556
APPLICANT:	CHIU, LO CHI
PARCEL NO.:	7046B025
PARCEL ADDRESS:	0335 ROME ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$821,440.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5797
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$912,500.00
APPLICANT'S OPINION:	$777,030.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

10) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5798
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$925,339.00
APPLICANT'S OPINION:	$789,869.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

11) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5799
APPLICANT:	LEE, MIRA
PARCEL NO.:	6799 010
PARCEL ADDRESS:	0030 THERESA ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$923,144.00
APPLICANT'S OPINION:	$787,674.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

12) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5812
APPLICANT:	SHAHZADI, RIZWANA
PARCEL NO.:	5361 023
PARCEL ADDRESS:	1555 THOMAS AVE,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$499,538.00
APPLICANT'S OPINION:	$399,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0050
APPLICANT:	IANTORNO, SERGIO
PARCEL NO.:	3731 021
PARCEL ADDRESS:	1052 - 1058 FOLSOM ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$1,903,992.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0057
APPLICANT:	BROOKS, JR., GLEN
PARCEL NO.:	3514 152
PARCEL ADDRESS:	0140 SOUTH VAN NESS AVE, 701
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$900,000.00
APPLICANT'S OPINION:	$722,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0203
APPLICANT:	VOLLMER, DIANA
PARCEL NO.:	0639 009A
PARCEL ADDRESS:	2008 - 2012 LAGUNA ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$2,488,085.00
APPLICANT'S OPINION:	$1,990,308.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0324
APPLICANT:	TEJADA, DARWIN
PARCEL NO.:	0418A012
PARCEL ADDRESS:	0025 CASA WAY,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$2,339,191.00
APPLICANT'S OPINION:	$1,900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0846
APPLICANT:	BARNEY, THOMAS
PARCEL NO.:	0568 037
PARCEL ADDRESS:	1818 BROADWAY , 301
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$716,260.00
APPLICANT'S OPINION:	$534,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0944
APPLICANT:	CHEN, TONY
PARCEL NO.:	5400 033
PARCEL ADDRESS:	0437 ELMIRA ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$594,440.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1760
APPLICANT:	D&T LLC
PARCEL NO.:	1364 045
PARCEL ADDRESS:	4200 CALIFORNIA ST,
TOPIC:	Request to reinstate application
CURRENT ASSESSMENT:	$1,985,593.00
APPLICANT'S OPINION:	$1,284,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6399
APPLICANT:	PEREZ, GEORGE
PARCEL NO.:	5384C008A
PARCEL ADDRESS:	0195 TOPEKA AVE,
TOPIC:	Request to consider as timely filed.
CURRENT ASSESSMENT:	$98,784.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

21) Hearing, discussion, and possible action involving:

APPLICATION:	2011-6400
APPLICANT:	PEREZ, GEORGE
PARCEL NO.:	5384C008A
PARCEL ADDRESS:	0195 TOPEKA AVE,
TOPIC:	Request to consider as timely filed.
CURRENT ASSESSMENT:	$99,526.00
APPLICANT'S OPINION:	$40,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

22) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5494
APPLICANT:	CHO, KIN HOI
PARCEL NO.:	5909 033
PARCEL ADDRESS:	0109 HARVARD ST,
TOPIC:	To correct clerical error in allocation of land and improvements.
CURRENT ASSESSMENT:	$672,830.00
BOARD DECISION:	$653,434.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

23) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5550
APPLICANT:	RAND, OSIE
PARCEL NO.:	5949 018D
PARCEL ADDRESS:	0071 EDINBURGH ST,
TOPIC:	To correct clerical error in allocation of land and improvements.
CURRENT ASSESSMENT:	$195,224.00
BOARD DECISION:	$115,318.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

24) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5808
APPLICANT:	MERK, HARVEY
PARCEL NO.:	1602 008
PARCEL ADDRESS:	0765 42ND AVE.
TOPIC:	To correct clerical error in allocation of land and improvements.
CURRENT ASSESSMENT:	$511,708.00
BOARD DECISION:	$408.588.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the administrative meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Wednesday, November 28, 2012, at 1:35 p.m.

Present: Greg Blaine, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Greg Blaine, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

SF
A82
#2
11/28/12

Appeal No.	Name	Disposition
2009-5653	Romeo Baful	Reinstated Application
2010-4242	David O'Keeffe	Reinstated Application
2010-4243	David O'Keeffe	Reinstated Application
2010-4377	Victoria Vides	Approved amending application to include base year value appeal
2010-4555	Chi Chiu Lo	Reinstated Application
2010-4555	Chi Chiu Lo	Reinstated Application
2010-5494	Kin Hoi Cho	Approved reallocating the value for land and improvements
2010-5550	Osie Rand	Approved reallocating the value for land and improvements
2010-5797	Mira Lee	Reinstated Application
2010-5798	Mira Lee	Reinstated Application
2010-5799	Mira Lee	Reinstated Application
2010-5808	Harvey Merk, Jr.	Approved reallocating the value for land and improvements
2010-5812	Rizwana Shahzadi	Reinstated Application
2011-0050	Sergio Iantorno	Reinstated Application
2011-0057	Glen Brooks, Jr.	Reinstated Application
2011-0203	Diana Vollmer	Reinstated Application
2011-0846	Thomas Barney	Reinstated Application
2011-0944	Tony Chen	Reinstated Application
2011-6399	George Perez	Accepted as timely filed
2011-6400	George Perez	Accepted as timely filed

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The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0835	Abdul Patel	Reinstated Application
2011-0324	Darwin Tejada	Denied; No-Show
2011-1760	D&T, LLC	Denied; No-Show

There being no further business, the Board, at the hour of 3:22 p.m. recessed to reconvene on Tuesday, December 4, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 4, 2012

AMENDED

JOURNAL OF PROCEEDINGS

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Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 4, 2012
Amended Journal Approved by the Board on January 17, 2013

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 29, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3302
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 039
PARCEL ADDRESS:	2845 BROADWAY ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$28,117,344.00
APPLICANT'S OPINION:	$14,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3303
APPLICANT:	SPERLING, PETER
PARCEL NO.:	0963 040
PARCEL ADDRESS:	2940 PACIFIC AV,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,336,788.00
APPLICANT'S OPINION:	$4,100,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	CONTINUED

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Assessment Appeals Board 2 Hearing
Room 406, City Hall
Thursday, November 29, 2012
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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2394
APPLICANT:	KAUFMAN, LENA
PARCEL NO.:	1500 041
PARCEL ADDRESS:	8027 8029 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,620,905.00
APPLICANT'S OPINION:	$1,048,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2432
APPLICANT:	KAGAMI, MASARU
PARCEL NO.:	2998 041
PARCEL ADDRESS:	0299 BELLA VISTA WAY,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$842,104.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2437
APPLICANT:	LEE, CLARA
PARCEL NO.:	4216 129
PARCEL ADDRESS:	2225 23RD ST, 403
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$348,582.00
APPLICANT'S OPINION:	$230,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2444
APPLICANT:	NIE, CHERIE
PARCEL NO.:	4991 362
PARCEL ADDRESS:	0101 CRESCENT WAY , #2201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$393,396.00
APPLICANT'S OPINION:	$280,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2458
APPLICANT:	BUTTERWORTH, KAREN
PARCEL NO.:	5743 005
PARCEL ADDRESS:	0724 MOULTRIE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$930,000.00
APPLICANT'S OPINION:	$630,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2468
APPLICANT:	SIDDIQUI, ASMAT
PARCEL NO.:	1260 007
PARCEL ADDRESS:	0051 0053 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,216,565.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2761
APPLICANT:	FEIGENBAUM, JERROLD
PARCEL NO.:	2608 012
PARCEL ADDRESS:	0064 0066 BUENA VISTA TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,175,033.00
APPLICANT'S OPINION:	$588,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2842
APPLICANT:	WOLFE, THOMAS
PARCEL NO.:	0977 021
PARCEL ADDRESS:	2839 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,300,000.00
APPLICANT'S OPINION:	$5,247,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2866
APPLICANT:	STEAM & PLUMBING SERVICE CORPO
PARCEL NO.:	5237 035
PARCEL ADDRESS:	0419V MENDELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$470,456.00
APPLICANT'S OPINION:	$235,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2868
APPLICANT:	STEAM & PLUMBING SERVICE CORPO
PARCEL NO.:	5237 034
PARCEL ADDRESS:	1360 FAIRFAX AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,759,818.00
APPLICANT'S OPINION:	$880,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2869
APPLICANT:	STEAM & PLUMBING SERVICE CORPO
PARCEL NO.:	5237 012
PARCEL ADDRESS:	1395 EVANS AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,176,142.00
APPLICANT'S OPINION:	$588,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2872
APPLICANT:	FANG DA CAMINO DEL MAR LLC
PARCEL NO.:	1307 001P
PARCEL ADDRESS:	0700 EL CAMINO DEL MAR ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,539,445.00
APPLICANT'S OPINION:	$3,770,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2875
APPLICANT:	J F HOLDINGS LLC
PARCEL NO.:	0947 012
PARCEL ADDRESS:	2758 2760 UNION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,399,336.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 29, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2009 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3302	Peter Sperling	Submitted
2009-3303	Peter Sperling	Submitted

At the hour of 11:20 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:55 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3302	Peter Sperling	A.V. Lowered by Board, higher than Assessor's recommended value; 2 to 1 vote with Member Conlan dissenting.
2009-3303	Peter Sperling	A.V. Lowered by Board, higher than Assessor's recommended value; 2 to 1 vote with Member Conlan dissenting.

RECESS

The Board, at the hour of 11:58 a.m., recessed to reconvene at 1:30 p.m.

RECONVENING OF THE BOARD

The Assessment Appeals Board reconvened at the hour of 1:30 p.m.

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Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Mervin Conlan, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present and heard, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2432	Masaru Kagami	Submitted
2011-2458	Karen Butterworth	Submitted
2011-2761	Jerrold Feigenbaum	Verbal Stipulation Approved
2011-2842	Thomas Wolfe	Submitted
2011-2872	Fang Da Camino Del Mar LLC	Submitted
2011-2875	J F Holdings LLC	Verbal Stipulation Approved

At the hour of 3:20 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:45 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2432	Masaru Kagami	A.V. Lowered (Board)
2011-2458	Karen Butterworth	A.V. Lowered (Board)
2011-2842	Thomas Wolfe	A.V. Lowered by Board, higher than Assessor's recommended value
2011-2872	Fang Da Camino Del Mar LLC	A.V. Lowered by Board, higher than Assessor's recommended value

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2468	Asmat Siddiqui	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2394	Lena Kaufman	Postponed
2011-2437	Clara Lee	Withdrawn
2011-2444	Cherie Nie	Withdrawn
2011-2866	Steam & Plumbing Service Corp	Withdrawn
2011-2868	Steam & Plumbing Service Corp	Withdrawn
2011-2869	Steam & Plumbing Service Corp	Withdrawn

There being no further business, the Board, at the hour of 3:50 p.m., recessed to reconvene Friday, November 30, 2012 at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board December 11, 2012

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

NOTICE OF CLOSED SESSION MEETING

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
THURSDAY, NOVEMBER 29, 2012
11:00 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session for the Board to deliberate and take possible action on the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

A) APPLICATION: 2009-3888

APPLICANT:	NORIEGA CAPITAL GROUP
PARCEL NO.:	2023 021
PARCEL ADDRESS:	1900 NORIEGA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,130,004
APPLICANT'S OPINION:	$2,100,000
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

DATE POSTED
NOV 20 2012
Assessment Appeals Board

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KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the closed session meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Thursday, November 29, 2012, at 11:20 a.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

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closed

With no public present for comment, the Board went into closed session at the hour of 11:22 a.m. to deliberate and take possible action on the below listed application.

At the hour of 11:55 a.m. the Board reconvened in open session and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2009-3888	Noriega Capital Group	A.V.Lowered (Board)

There being no further business, the Board, at the hour of 11:58 a.m. recessed to reconvene Monday, December 3, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 5, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, November 30, 2012
9:30 AM

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2477
APPLICANT:	DVORAK, MARK
PARCEL NO.:	0939 021A
PARCEL ADDRESS:	2918 2924 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,371,407.00
APPLICANT'S OPINION:	$1,533,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2495
APPLICANT:	CHEIN, ALEX
PARCEL NO.:	2386 050
PARCEL ADDRESS:	2414 2416 40TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$922,719.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2556
APPLICANT:	WEINHEIMER, ROBERT
PARCEL NO.:	8704 021
PARCEL ADDRESS:	0300 BERRY ST, 201
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$647,259.00
APPLICANT'S OPINION:	$505,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2557
APPLICANT:	CONNELL, JANET KELLY
PARCEL NO.:	3008 006
PARCEL ADDRESS:	0445 MOLIMO DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$866,715.00
APPLICANT'S OPINION:	$750,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2577
APPLICANT:	TASNATHEPGAMOL, SIRIN
PARCEL NO.:	4283B087
PARCEL ADDRESS:	0061 LITTLEFIELD TER,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$489,592.00
APPLICANT'S OPINION:	$425,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2962
APPLICANT:	MCCARTHY, ANGUS
PARCEL NO.:	2837 007
PARCEL ADDRESS:	0365 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,323,698.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2963
APPLICANT:	MCCARTHY, ANGUS
PARCEL NO.:	2837 008
PARCEL ADDRESS:	0365 PACHECO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$697,495.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2965
APPLICANT:	TGI EQUIPMENT CORP.
PARCEL NO.:	2011211214
PARCEL ADDRESS:	00000000 0000VARIOUS LOCATION ,
TOPIC:	Personal Property / Fixtures
CURRENT ASSESSMENT:	$178,747.00
APPLICANT'S OPINION:	$89,374.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Personal Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2967
APPLICANT:	CEMEX, INC
PARCEL NO.:	8725 004
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$63,999.00
APPLICANT'S OPINION:	$32,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2968
APPLICANT:	VACCARO, MARIA
PARCEL NO.:	6637 038
PARCEL ADDRESS:	0119 DAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,679,627.00
APPLICANT'S OPINION:	$1,502,510.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2969
APPLICANT:	CEMEX, INC
PARCEL NO.:	8725 001
PARCEL ADDRESS:	
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$29,269,283.00
APPLICANT'S OPINION:	$14,634,642.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2973
APPLICANT:	3565 GEARY, LLC
PARCEL NO.:	1084 003
PARCEL ADDRESS:	3565 3567 GEARY BLVD,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,039,992.00
APPLICANT'S OPINION:	$1,966,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2976
APPLICANT:	LAURENMATT, LLC
PARCEL NO.:	2397 035
PARCEL ADDRESS:	1855 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,133,326.00
APPLICANT'S OPINION:	$50,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, November 30, 2012, at 9:36 a.m.

Present: Meg Ruxton, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Meg Ruxton, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-2495	Alex Chein	A.V.Lowered (Assessor)
2011-2973	3565 Geary, LLC	Postponed at Hearing

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2477	Mark Dvorak	Denied-No Show
2011-2556	Robert Weinheimer	Denied-No Show
2011-2577	Sirin Tasnathepgamol	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2557	Janet Kelly Connell	Postponed
2011-2962	Angus McCarthy	Withdrawn
2011-2963	Angus McCarthy	Withdrawn
2011-2965	TGI Equipment Corp	Withdrawn
2011-2967	CEMEX, Inc	Withdrawn
2011-2968	Maria Vaccaro	Withdrawn
2011-2969	CEMEX, Inc	Withdrawn
2011-2976	Laurenmatt, LLC	Withdrawn

There being no further business, the Board, at the hour of 10:20 a.m. recessed to reconvene on Monday, December 3, 2012, at 9:30 a.m.

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Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 5, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Monday, December 03, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-0095
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,107,681.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1938
APPLICANT:	NASSER, WILLIAM
PARCEL NO.:	1752 001
PARCEL ADDRESS:	1251 1253 03RD AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,104,188.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2979
APPLICANT:	JOHNSON, LESLIE
PARCEL NO.:	1497 031
PARCEL ADDRESS:	0500 48TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$871,456.00
APPLICANT'S OPINION:	$640,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2992
APPLICANT:	BRAVO, JOSEPH
PARCEL NO.:	6596 016
PARCEL ADDRESS:	0137 0147 TIFFANY AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,177,164.00
APPLICANT'S OPINION:	$1,103,835.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2995
APPLICANT:	LEUNG, KEN
PARCEL NO.:	2435 037
PARCEL ADDRESS:	2308 2316 VICENTE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,018,662.00
APPLICANT'S OPINION:	$799,312.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2996
APPLICANT:	LEUNG, KEN
PARCEL NO.:	1180 015
PARCEL ADDRESS:	0834 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,987,949.00
APPLICANT'S OPINION:	$1,441,343.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3019
APPLICANT:	WAI FUNG TRADING CORP.
PARCEL NO.:	1529 044
PARCEL ADDRESS:	0402 0408 16TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,123,550.00
APPLICANT'S OPINION:	$1,373,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3128
APPLICANT:	LEE, KUEN
PARCEL NO.:	1233 001
PARCEL ADDRESS:	0163 CENTRAL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,988,230.00
APPLICANT'S OPINION:	$1,550,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3159
APPLICANT:	FORD, RICHARD
PARCEL NO.:	1929A036
PARCEL ADDRESS:	1638 14TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,470,172.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3173
APPLICANT:	MOSSER, CHARLES
PARCEL NO.:	3525 057
PARCEL ADDRESS:	0479 10TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,230,292.00
APPLICANT'S OPINION:	$600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3223
APPLICANT:	BULKLEY FAMILY LP
PARCEL NO.:	1011 009
PARCEL ADDRESS:	3632 3638 SACRAMENTO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,999,442.00
APPLICANT'S OPINION:	$1,262,205.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3240
APPLICANT:	LEE, WAYNE
PARCEL NO.:	3520 112
PARCEL ADDRESS:	0380 10TH ST, 25
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$879,996.00
APPLICANT'S OPINION:	$700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3245
APPLICANT:	WONG, HENDRICK
PARCEL NO.:	1824 052
PARCEL ADDRESS:	2445 JUDAH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,911,668.00
APPLICANT'S OPINION:	$1,303,532.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3246
APPLICANT:	5 SEAFIRTH LLC
PARCEL NO.:	2360 014
PARCEL ADDRESS:	2120 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,568,623.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3248
APPLICANT:	SHINAZIA, LLC
PARCEL NO.:	5370 057
PARCEL ADDRESS:	0090 0092 CHARTER OAK AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,666,659.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Lobbyist Registration and Reporting Requirements

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Monday, December 3, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Mervin Conlan and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-2979	Leslie Johnson	Verbal Stipulation Approved
2011-2995	Ken Leung	Postponed at Hearing
2011-2996	Ken Leung	Postponed at Hearing
2011-3128	Kuen Lee	Submitted
2011-3240	Wayne Lee	A.V. Lowered (Assessor)
2011-3246	5 Seafirth LLC	Verbal Stipulation Approved
2011-3248	Shinazia, LLC	Postponed at Hearing

At the hour of 10:45 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:00 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3128	Kuen Lee	A.V.Lowered by Board, higher than Assessor's recommended value

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3159	Richard Ford	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-0095	Wai Fung Trading Corp	Postponed
2011-1938	William Nasser	Withdrawn
2011-2992	Joseph Bravo	Withdrawn
2011-3019	Wai Fung Trading Corp	Postponed
2011-3173	Charles Mosser	Postponed
2011-3223	Bulkley Family LP	Withdrawn
2011-3245	Hendrick Wong	Withdrawn

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There being no further business, the Board, at the hour of 11:05 a.m. recessed to reconvene on Wednesday, December 5, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 5, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, December 04, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3328
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 013
PARCEL ADDRESS:	0268 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,987,980.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3329
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 014
PARCEL ADDRESS:	0272 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,155,289.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2526
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 013
PARCEL ADDRESS:	0268 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,983,268.00
APPLICANT'S OPINION:	$1,020,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2527
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 014
PARCEL ADDRESS:	0272 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,150,181.00
APPLICANT'S OPINION:	$765,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1407
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 014
PARCEL ADDRESS:	0272 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,166,370.00
APPLICANT'S OPINION:	$975,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1408
APPLICANT:	HANDLERY HOTELS, INC.
PARCEL NO.:	0315 013
PARCEL ADDRESS:	0268 O'FARRELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,998,201.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2253
APPLICANT:	SHAKOORI, ALI
PARCEL NO.:	0213 015
PARCEL ADDRESS:	1200 TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,536,754.00
APPLICANT'S OPINION:	$3,532,607.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2279
APPLICANT:	KWAN, PAUL
PARCEL NO.:	0258 020
PARCEL ADDRESS:	0558 0560 GRANT AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,600,117.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2302
APPLICANT:	SKANDERUP, DEAN
PARCEL NO.:	3729 020
PARCEL ADDRESS:	1278 1282 FOLSOM ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$391,445.00
APPLICANT'S OPINION:	$318,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2334
APPLICANT:	LAW, ALICE
PARCEL NO.:	0763 016
PARCEL ADDRESS:	0530 GOLDEN GATE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$991,956.00
APPLICANT'S OPINION:	$680,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2417
APPLICANT:	250 VAN NESS LLC
PARCEL NO.:	0811 020
PARCEL ADDRESS:	0171 0195 GROVE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,469,080.00
APPLICANT'S OPINION:	$3,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2476
APPLICANT:	DVORAK, MARK
PARCEL NO.:	0559 028
PARCEL ADDRESS:	2343 GREEN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,203,266.00
APPLICANT'S OPINION:	$1,605,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2518
APPLICANT:	GUMINA, PETER
PARCEL NO.:	0596 033
PARCEL ADDRESS:	1545 PACIFIC AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,879,992.00
APPLICANT'S OPINION:	$2,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2679
APPLICANT:	MAROUFI, MORTEZA
PARCEL NO.:	3778 046C
PARCEL ADDRESS:	0749 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,180,471.00
APPLICANT'S OPINION:	$980,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2684
APPLICANT:	CAMPOS, JOEL
PARCEL NO.:	0101 004
PARCEL ADDRESS:	1731 1741 POWELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,827,442.00
APPLICANT'S OPINION:	$3,800,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Tuesday, December 4, 2012, at 9:30 a.m.

Present: Jeff Morris, Diane Robinson and Scott Spertzel

Quorum present

Chairperson: Jeff Morris, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

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Appeal No.	Name	Disposition
2011-2253	Ali Shakoori	Submitted

At the hour of 11:05 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 11:20 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2253	Ali Shakoori	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-3328	Handlery Hotels, Inc.	Withdrawn
2009-3329	Handlery Hotels, Inc.	Withdrawn
2010-2526	Handlery Hotels, Inc.	Withdrawn
2010-2527	Handlery Hotels, Inc.	Withdrawn
2011-1407	Handlery Hotels, Inc.	Withdrawn
2011-1408	Handlery Hotels, Inc.	Withdrawn
2011-2279	Paul Kwan	Withdrawn
2011-2302	Dean Skanderup	Withdrawn
2011-2334	Alice Law	Withdrawn
2011-2417	250 Van Ness LLC	Postponed
2011-2476	Mark Dvorak	Withdrawn
2011-2518	Peter Gumina	Withdrawn
2011-2679	Morteza Maroufi	Withdrawn
2011-2684	Joel Campos	Withdrawn

There being no further business, the Board, at the hour of 11:25 a.m. recessed to reconvene on Monday, December 10, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Monday, December 17, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 05, 2012
9:30 AM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-3516
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,596,594.00
APPLICANT'S OPINION:	$1,800,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5478
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,501,696.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5479
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,551,729.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

5) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5480
APPLICANT:	O'CONNOR, JOHN
PARCEL NO.:	4264 026
PARCEL ADDRESS:	2625 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,602,763.00
APPLICANT'S OPINION:	$1,600,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

6) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5522
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$5,818,750.00
APPLICANT'S OPINION:	$4,800,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5551
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,818,750.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

8) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5552
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,804,959.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0415
APPLICANT:	ONG, EDWARD
PARCEL NO.:	2847 084
PARCEL ADDRESS:	0140 PORTOLA DR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,763,498.00
APPLICANT'S OPINION:	$396,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0518
APPLICANT:	LEE FAMILY TRUST 2000
PARCEL NO.:	2398 001
PARCEL ADDRESS:	1701 1703 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,287,977.00
APPLICANT'S OPINION:	$800,667.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3025
APPLICANT:	GILPIN, BRUCE
PARCEL NO.:	6604 066
PARCEL ADDRESS:	0625 DUNCAN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,848,669.00
APPLICANT'S OPINION:	$4,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3028
APPLICANT:	HURWITT PROPERTIES LLC
PARCEL NO.:	1650 012
PARCEL ADDRESS:	3100 FULTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,544,582.00
APPLICANT'S OPINION:	$474,747.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3200
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 004
PARCEL ADDRESS:	1750 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,426,651.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3202
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 005
PARCEL ADDRESS:	1740 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$9,599,975.00
APPLICANT'S OPINION:	$4,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3203
APPLICANT:	POTRERO INVESTOR I, LLC
PARCEL NO.:	4288 006
PARCEL ADDRESS:	1760 CESAR CHAVEZ ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,266,652.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3304
APPLICANT:	MCDONAGH, JOHN
PARCEL NO.:	2392 036A
PARCEL ADDRESS:	2400 2402 34TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,003,917.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3490
APPLICANT:	MERRIMAN, RAPHAEL
PARCEL NO.:	1274 038
PARCEL ADDRESS:	2220 PARNASSUS AVE, A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$787,924.00
APPLICANT'S OPINION:	$690,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 5, 2012, at 9:32 a.m.

Present: Louisa Mendoza, Meg Ruxton and Fred Perez

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0415	Edward Ong	Submitted

At the hour of 10:10 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 10:27 a.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-0415	Edward Ong	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-3516	John O'Connor	Postponed
2010-5478	John O'Connor	Postponed
2010-5479	John O'Connor	Postponed
2010-5480	John O'Connor	Postponed
2010-5522	Bruce Gilpin	Withdrawn
2010-5551	Bruce Gilpin	Withdrawn
2010-5552	Bruce Gilpin	Withdrawn
2011-0518	Lee Family Trust 2000	Postponed
2011-3025	Bruce Gilpin	Withdrawn
2011-3028	Hurwitt Properties LLC	Withdrawn
2011-3200	Potrero Investor I, LLC	Postponed
2011-3202	Potrero Investor I, LLC	Postponed
2011-3203	Potrero Investor I, LLC	Postponed
2011-3304	John McDonagh	Withdrawn
2011-3490	Raphael Merriman	Withdrawn

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There being no further business, the Board, at the hour of 10:29 a.m. recessed to reconvene on Tuesday, December 11, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 11, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, December 10, 2012
9:30 AM (ALL DAY)

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2008-1880
APPLICANT:	SPEYER, TISHMAN
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$145,656,000.00
APPLICANT'S OPINION:	$71,500,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-0276
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$90,000,000.00
TAXABLE YEAR:	2005
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-3014
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,569,120.00
APPLICANT'S OPINION:	$70,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-4622
APPLICANT:	SIC HOTEL COMPANY
PARCEL NO.:	0244 001
PARCEL ADDRESS:	0950 MASON ST,
TOPIC:	
CURRENT ASSESSMENT:	$146,774,037.00
APPLICANT'S OPINION:	$80,000,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2009-5181
APPLICANT:	550 TERRY FRANCOIS BLVD LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$140,000,000.00
APPLICANT'S OPINION:	$40,000,000.00
TAXABLE YEAR:	2006
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2010-2484
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	0550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$148,217,010.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1272
APPLICANT:	HINES-SUMISEL US CORE OFFICE PROPERTIES, LP
PARCEL NO.:	3721 089
PARCEL ADDRESS:	0101 2ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$153,242,334.00
APPLICANT'S OPINION:	$90,269,792.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1275
APPLICANT:	HINES-SUMISEL US CORE OFFICE PROPERTIES, LP
PARCEL NO.:	3708 096
PARCEL ADDRESS:	0055 0000 02ND ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$159,469,568.00
APPLICANT'S OPINION:	$90,186,637.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1588
APPLICANT:	GLL TERRY FRANCOIS BLVD., LLC
PARCEL NO.:	8721 011
PARCEL ADDRESS:	550 TERRY A. FRANCOIS BL ,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$149,333,083.00
APPLICANT'S OPINION:	$100,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1811
APPLICANT:	CA-580 CALIFORNIA STREET, LP
PARCEL NO.:	0240 007
PARCEL ADDRESS:	0580 CALIFORNIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$101,839,827.00
APPLICANT'S OPINION:	$45,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3206
APPLICANT:	SIC HOTEL COMPANY SF
PARCEL NO.:	0244 001
PARCEL ADDRESS:	0950 MASON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$142,931,597.00
APPLICANT'S OPINION:	$75,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Both Real & Personal Prty
ROLL TYPE:	REGULAR

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, December 11, 2012
9:30 AM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2617
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 048
PARCEL ADDRESS:	2625 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$460,438.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2618
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 049
PARCEL ADDRESS:	2625 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,891.00
APPLICANT'S OPINION:	$320,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2619
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 050
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$436,891.00
APPLICANT'S OPINION:	$340,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2621
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 051
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$698,505.00
APPLICANT'S OPINION:	$450,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2622
APPLICANT:	2625 - 24TH STREET LLC
PARCEL NO.:	4264 052
PARCEL ADDRESS:	2625 - 24TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$583,395.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2632
APPLICANT:	JWEINAT, SAMER
PARCEL NO.:	5517 004
PARCEL ADDRESS:	3212 - 3214 FOLSOM ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,422,526.00
APPLICANT'S OPINION:	$426,758.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2650
APPLICANT:	OSEGUERA, ANA VANESSA
PARCEL NO.:	5674 007
PARCEL ADDRESS:	0070 CORTLAND AVE,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$611,067.00
APPLICANT'S OPINION:	$405,025.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2651
APPLICANT:	OSEGUERA, ANA VANESSA
PARCEL NO.:	5674 007
PARCEL ADDRESS:	0070 - CORTLAND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$612,367.00
APPLICANT'S OPINION:	$405,025.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2708
APPLICANT:	YU, JIE
PARCEL NO.:	5940 027B
PARCEL ADDRESS:	0209 0000 HARVARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$630,000.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	ROLL CORRECTION

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2727
APPLICANT:	STONICH, FRANK
PARCEL NO.:	4263 007
PARCEL ADDRESS:	1366 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$768,210.00
APPLICANT'S OPINION:	$460,216.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2728
APPLICANT:	STONICH, FRANK
PARCEL NO.:	4214 018
PARCEL ADDRESS:	1227 1231 SAN BRUNO AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$972,438.00
APPLICANT'S OPINION:	$420,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2747
APPLICANT:	JONG FAMILY TRUST
PARCEL NO.:	1253 002
PARCEL ADDRESS:	0705 0707 CLAYTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,298,910.00
APPLICANT'S OPINION:	$1,150,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3308
APPLICANT:	KLESTOFF, MICHAEL
PARCEL NO.:	1237 010
PARCEL ADDRESS:	0920 0924 HAIGHT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,153,012.00
APPLICANT'S OPINION:	$1,650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3309
APPLICANT:	KLESTOFF, MICHAEL
PARCEL NO.:	1142 066
PARCEL ADDRESS:	3145 0000 TURK BLVD, #7
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,053,456.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, December 11, 2012, at 9:30 a.m.

Present: Louisa Mendoza, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Louisa Mendoza, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-2708	Jie Yu	Verbal Stipulation Approved
2011-2727	Frank Stonich	Submitted
2011-2728	Frank Stonich	Submitted
2011-3308	Michael Klestoff	A.V.Lowered (Assessor)
2011-3309	Michael Klestoff	Verbal Stipulation Approved

At the hour of 10:55 a.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 11:10 a.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2727	Frank Stonich	A.V.Lowered (Assessor)
2011-2728	Frank Stonich	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-2617	2625 – 24th Street LLC	Postponed
2011-2617	2625 – 24th Street LLC	Postponed
2011-2617	2625 – 24th Street LLC	Postponed
2011-2617	2625 – 24th Street LLC	Postponed
2011-2617	2625 – 24th Street LLC	Postponed
2011-2632	Samer Jweinat	Withdrawn
2011-2650	Ana Vanessa Oseguera	Postponed
2011-2651	Ana Vanessa Oseguera	Postponed
2011-2747	Jong Family Trust	Postponed

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There being no further business, the Board, at the hour of 11:15 a.m. recessed to reconvene on Wednesday, December 12, 2012, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Wednesday, December 12, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

AGENDA/NOTICE OF ASSESSMENT APPEALS BOARD No. 2 HEARING
ROOM 406, 1 DR. CARLTON B. GOODLETT PLACE, CITY HALL
TUESDAY, DECEMBER 11, 2012
12:00 to 1:15 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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1. Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board)
2. Closed session with legal counsel to review, edit and take possible action on the Board's findings of fact that were requested by the Applicant for the below listed application (pursuant to Revenue and Taxation code sections 1605.4):

APPLICATION:	2010-3060
APPLICANT:	WHELAN, JOHN-PAUL
PARCEL NO.:	0997 019
PARCEL ADDRESS:	3377 WASHINGTON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,685,042.00
APPLICANT'S OPINION:	$2,900,000.00
BOARD DECISION:	$3,300,000.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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3. Possible report on action taken in closed session (pursuant to Government Code Section 54957.1 and San Francisco Administrative Code Section 67.14)
4. Vote to elect whether to disclose any or all discussions held in closed session (pursuant to San Francisco Administrative Code Section 67.14(a).)
5. Adjournment.

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Tuesday, December 11, 2012
1:30 PM

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1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1955
APPLICANT:	CHIN, PETER
PARCEL NO.:	0838 004
PARCEL ADDRESS:	0131 0135 GOUGH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,203,693.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Assessment Appeals Board

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1964
APPLICANT:	CHAPMAN, RANDALL
PARCEL NO.:	0280 027
PARCEL ADDRESS:	1145 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,770,000.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1969
APPLICANT:	BREEN, DENNIS
PARCEL NO.:	0825 024
PARCEL ADDRESS:	1043 - 1053 FELL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,251,517.00
APPLICANT'S OPINION:	$1,250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1982
APPLICANT:	FAIDI, ZAYD
PARCEL NO.:	0489 026
PARCEL ADDRESS:	3242 - 3246 SCOTT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,941,291.00
APPLICANT'S OPINION:	$1,200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1988
APPLICANT:	DODSON, JEROME
PARCEL NO.:	0288 007
PARCEL ADDRESS:	0110 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$10,666,646.00
APPLICANT'S OPINION:	$650,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2024
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3732 100
PARCEL ADDRESS:	0921 HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$319,769.00
APPLICANT'S OPINION:	$319,769.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2026
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	0331 011
PARCEL ADDRESS:	0238V TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,465,459.00
APPLICANT'S OPINION:	$785,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2027
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	3727 204
PARCEL ADDRESS:	1166A HOWARD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,336,870.00
APPLICANT'S OPINION:	$1,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2028
APPLICANT:	SUSSMAN, PAUL
PARCEL NO.:	0331 010
PARCEL ADDRESS:	0210V TAYLOR ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$8,069,316.00
APPLICANT'S OPINION:	$5,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2029
APPLICANT:	ESTATE OF STEWART, DAVID R
PARCEL NO.:	3752 394
PARCEL ADDRESS:	0821 FOLSOM ST, #101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,493,328.00
APPLICANT'S OPINION:	$850,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2042
APPLICANT:	ROMANO, JAMES
PARCEL NO.:	0595 017
PARCEL ADDRESS:	1650 JACKSON , 101
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$850,000.00
APPLICANT'S OPINION:	$685,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2058
APPLICANT:	WILSON, JIM
PARCEL NO.:	0837 001
PARCEL ADDRESS:	0041 - 0047 FRANKLIN ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,204,996.00
APPLICANT'S OPINION:	$1,950,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

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Disability Access – The hearing room is wheelchair accessible.

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Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Wednesday, December 12, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1424
APPLICANT:	BRUNNER, STANTON
PARCEL NO.:	1622 001
PARCEL ADDRESS:	0603 0609 22ND AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,403,603.00
APPLICANT'S OPINION:	$1,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3373
APPLICANT:	PARR, JOHN
PARCEL NO.:	3582 073
PARCEL ADDRESS:	3987 - 3989 17TH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,415,140.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3381
APPLICANT:	NGUYEN, JOHNNY
PARCEL NO.:	1762 053
PARCEL ADDRESS:	1315 - 1315 07TH AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$389,437.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3387
APPLICANT:	RANDLES, ROBERT
PARCEL NO.:	3637 022
PARCEL ADDRESS:	2673 2677 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,032,673.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3414
APPLICANT:	BAIR, PEGGY
PARCEL NO.:	6554 019
PARCEL ADDRESS:	1645 1649 CASTRO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,552,083.00
APPLICANT'S OPINION:	$1,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3442
APPLICANT:	183 TOWNSEND CORPORATION
PARCEL NO.:	5264 049
PARCEL ADDRESS:	0500 SELBY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,797,860.00
APPLICANT'S OPINION:	$3,899,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3459
APPLICANT:	2392 - 31ST AVENUE LLC
PARCEL NO.:	2359 014
PARCEL ADDRESS:	2390 2394 31ST AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,716,638.00
APPLICANT'S OPINION:	$1,359,500.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3461
APPLICANT:	MUROLO FAMILY TRUST
PARCEL NO.:	0912 007
PARCEL ADDRESS:	3838 DIVISADERO ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,435,584.00
APPLICANT'S OPINION:	$718,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3465
APPLICANT:	CARLIN VALENCIA STREET, LLC
PARCEL NO.:	3533 010
PARCEL ADDRESS:	0286 VALENCIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,237,307.00
APPLICANT'S OPINION:	$1,619,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3466
APPLICANT:	CARLIN FAMILY TRUST
PARCEL NO.:	0941 006
PARCEL ADDRESS:	2823 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,779,693.00
APPLICANT'S OPINION:	$890,556.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3468
APPLICANT:	HARPER, RICHARD
PARCEL NO.:	1030 002
PARCEL ADDRESS:	1717 BAKER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,121,586.00
APPLICANT'S OPINION:	$1,060,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3501
APPLICANT:	GHIELMETTI, JAMES
PARCEL NO.:	0968 005
PARCEL ADDRESS:	3736 JACKSON ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$6,990,147.00
APPLICANT'S OPINION:	$4,700,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3502
APPLICANT:	NAUGHTON, PETER
PARCEL NO.:	6469 016A
PARCEL ADDRESS:	5519 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,094,196.00
APPLICANT'S OPINION:	$1,877,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3505
APPLICANT:	NAUGHTON, PETER
PARCEL NO.:	1236 005
PARCEL ADDRESS:	0141 BRODERICK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,910,467.00
APPLICANT'S OPINION:	$1,700,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Wednesday, December 12, 2012, at 1:35 p.m.

Present: Scott Spertzel, Louisa Mendoza and Fred Perez

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-3502	Peter Naughton	Verbal Stipulation Approved
2011-3505	Peter Naughton	Verbal Stipulation Approved

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-3501	James Ghielmetti	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-1424	Stanton Brunner	Postponed
2011-3373	John Parr	Postponed
2011-3381	Johnny Nguyen	Postponed
2011-3387	Robert Randles	Postponed
2011-3414	Peggy Bair	Postponed
2011-3442	183 Townsend Corporation	Withdrawn
2011-3459	2392 – 31st Avenue LLC	Withdrawn
2011-3461	Murolo Family Trust	Withdrawn
2011-3465	Carlin Valencia Street, LLC	Withdrawn
2011-3466	Carlin Family Trust	Withdrawn
2011-3468	Richard Harper	Postponed

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There being no further business, the Board, at the hour of 2:15 p.m. recessed to reconvene on Friday, December 14, 2012, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 18, 2012

Phone: (415) 554-6778
Fax: (415) 554-6775
TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Friday, December 14, 2012
9:30 AM

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SF
A82
#1
12/14/12

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3263
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001
PARCEL ADDRESS:	1501 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,599,348.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3264
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A002
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,973,106.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3265
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3921A005
PARCEL ADDRESS:	2425 ALAMEDA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,519,980.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3266
APPLICANT:	AMERCO REAL ESTATE COMPANY
PARCEL NO.:	3922A001A
PARCEL ADDRESS:	1525 BRYANT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,092,670.00
APPLICANT'S OPINION:	$2,000,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3267
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001L
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$12,821,264.00
APPLICANT'S OPINION:	$5,137,317.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3268
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A001K
PARCEL ADDRESS:	0500 PAUL AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,367,611.00
APPLICANT'S OPINION:	$2,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3269
APPLICANT:	TWENTY-SIX SAC SELF STORAGE LIMITED PARTNERSHIP
PARCEL NO.:	5431A006
PARCEL ADDRESS:	0000 V,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,153,082.00
APPLICANT'S OPINION:	$500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3274
APPLICANT:	SINC INVESTMENTS, LLC
PARCEL NO.:	5254 020
PARCEL ADDRESS:	1555 GALVEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,116.00
APPLICANT'S OPINION:	$158,742.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3275
APPLICANT:	SINC INVESTMENTS, LLC
PARCEL NO.:	5254 021
PARCEL ADDRESS:	1555 GALVEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,116.00
APPLICANT'S OPINION:	$158,742.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3276
APPLICANT:	SINC INVESTMENTS, LLC
PARCEL NO.:	5254 030
PARCEL ADDRESS:	1555 GALVEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$240,116.00
APPLICANT'S OPINION:	$158,742.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3277
APPLICANT:	SINC INVESTMENTS, LLC
PARCEL NO.:	5254 032
PARCEL ADDRESS:	1555 GALVEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,254,898.00
APPLICANT'S OPINION:	$793,709.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3278
APPLICANT:	SINC INVESTMENTS, LLC
PARCEL NO.:	5254 036
PARCEL ADDRESS:	1555 GALVEZ AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,146,301.00
APPLICANT'S OPINION:	$714,339.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3342
APPLICANT:	HAYES ELITE PROPERTY INVESTMENT, LLC
PARCEL NO.:	1195 006
PARCEL ADDRESS:	1974 - 1978 HAYES ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,193,000.00
APPLICANT'S OPINION:	$665,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Friday, December 14, 2012, at 9:30 a.m.

Present: Margaret Ruxton, Mervin Conlan and Ed Campaña

Quorum present

Chairperson: Ed Campaña, Presiding

The following listed applicants for change in the assessed valuation of property affecting the 2011 assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3274	Sinc Investments, LLC	Denied-No Show
2011-3275	Sinc Investments, LLC	Denied-No Show
2011-3276	Sinc Investments, LLC	Denied-No Show
2011-3277	Sinc Investments, LLC	Denied-No Show
2011-3278	Sinc Investments, LLC	Denied-No Show
2011-3342	Hayes Elite Property Investment	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting the assessment roll for various years having not been present for hearing as scheduled, the Board took action at a previous meeting on the original of the respective applications:

Appeal No.	Name	Disposition
2011-3263	Amerco Real Estate Company	Postponed
2011-3264	Amerco Real Estate Company	Postponed
2011-3265	Amerco Real Estate Company	Postponed
2011-3266	Amerco Real Estate Company	Postponed
2011-3267	Twenty-Six Sac Self Storage	Postponed
2011-3268	Twenty-Six Sac Self Storage	Postponed
2011-3269	Twenty-Six Sac Self Storage	Postponed

There being no further business, the Board, at the hour of 9:55 a.m., recessed to reconvene Tuesday, December 18, 2012 at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Tuesday, December 18, 2012

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ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 1 Hearing
Room 406, City Hall
Monday, December 17, 2012
1:30 PM

Under the California Constitution and applicable statutes, hearings of the Assessment Appeals Board are judicial proceedings. The decisions of Assessment Appeals Boards must be based exclusively on properly admitted evidence. Assessment Appeals Boards may not base any factual determinations necessary for their decisions on anything other than the aforementioned evidence. Information presented through public comment, unless properly admitted into evidence in compliance with the Revenue and Taxation code and the Property Tax Rules of the State Board of Equalization, is not evidence upon which Assessment Appeals Boards may base findings.

The Assessment Appeals Board Agenda packet and documents are available for review in Room 405 at City Hall. Each item on the Agenda may include the following documents: (1) An Application for Changed Assessment (2) Comparable Sale Information (3) Department or Agency Correspondence (4) Public Correspondence.

Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2605
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 002
PARCEL ADDRESS:	1510V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,380,665.00
APPLICANT'S OPINION:	$279,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2606
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 003
PARCEL ADDRESS:	1520V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,724,347.00
APPLICANT'S OPINION:	$349,200.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2607
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 005
PARCEL ADDRESS:	1540 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,110,092.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2009-2608
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 004
PARCEL ADDRESS:	0011 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,010,105.00
APPLICANT'S OPINION:	$1,014,600.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1646
APPLICANT:	COONEY FAMILY TRUST
PARCEL NO.:	3776 092
PARCEL ADDRESS:	0246 RITCH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,386,517.00
APPLICANT'S OPINION:	$900,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1759
APPLICANT:	FLATIRON BUILDING, LLC
PARCEL NO.:	0291 001
PARCEL ADDRESS:	0540 0548 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,817,491.00
APPLICANT'S OPINION:	$3,500,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1858
APPLICANT:	PRADO 825 PINE, LLC
PARCEL NO.:	0273 001C
PARCEL ADDRESS:	0825 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,188,796.00
APPLICANT'S OPINION:	$2,600,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-1860
APPLICANT:	PRADO 825 PINE, LLC
PARCEL NO.:	0273 001D
PARCEL ADDRESS:	0835 PINE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,191,544.00
APPLICANT'S OPINION:	$2,050,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2402
APPLICANT:	555 FOURTH STREET ASSOCIATES, LLC
PARCEL NO.:	3776 453
PARCEL ADDRESS:	0555 - 04TH ST, #A
TOPIC:	
CURRENT ASSESSMENT:	$776,569.00
APPLICANT'S OPINION:	$539,819.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2403
APPLICANT:	555 FOURTH STREET ASSOCIATES, LLC
PARCEL NO.:	3776 454
PARCEL ADDRESS:	0555 - 04TH ST, #B
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,928,882.00
APPLICANT'S OPINION:	$1,339,766.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2626
APPLICANT:	PETITE SWAN LLC
PARCEL NO.:	0283 018
PARCEL ADDRESS:	0845 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,592,861.00
APPLICANT'S OPINION:	$3,724,877.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2627
APPLICANT:	RISING REX LP / HOTEL REX C/O JDV HOTELS
PARCEL NO.:	0284 010
PARCEL ADDRESS:	0562 - 0570 SUTTER ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$16,864,988.00
APPLICANT'S OPINION:	$13,699,684.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2628
APPLICANT:	PETITE AUBERGE LP
PARCEL NO.:	0283 016
PARCEL ADDRESS:	0863 BUSH ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,157,479.00
APPLICANT'S OPINION:	$2,060,154.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2647
APPLICANT:	PATRICK, JAMES
PARCEL NO.:	3722 076
PARCEL ADDRESS:	0611 MISSION ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$11,279,488.00
APPLICANT'S OPINION:	$9,779,487.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

16) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2648
APPLICANT:	BUNDOX RESTAURANT
PARCEL NO.:	2011701057
PARCEL ADDRESS:	,
TOPIC:	
CURRENT ASSESSMENT:	$3,517,998.00
APPLICANT'S OPINION:	$2,400,475.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Possessory Interest
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

17) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2720
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 002
PARCEL ADDRESS:	1510V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,387,763.00
APPLICANT'S OPINION:	$300,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

18) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2721
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 003
PARCEL ADDRESS:	1520V MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,733,213.00
APPLICANT'S OPINION:	$380,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

19) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2722
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 004
PARCEL ADDRESS:	0011 OAK ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$5,035,867.00
APPLICANT'S OPINION:	$1,100,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

20) Hearing, discussion, and possible action involving:

APPLICATION:	2011-2723
APPLICANT:	1540 MARKET STREET NV, LLC
PARCEL NO.:	0836 005
PARCEL ADDRESS:	1540 MARKET ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$7,146,651.00
APPLICANT'S OPINION:	$2,260,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE

Government's duty is to serve the public, reaching it's decision in full view of the public. Commissions, boards, councils and other agencies of the City and County exist to conduct the people's business. This ordinance assures that deliberations are conducted before the people and the City operations are open to the people's review.

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JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 1 for the City and County of San Francisco on Monday, December 17, 2012, at 1:30 p.m.

Present: Diane Robinson and Scott Spertzel

SF
ASB
#2
12/17/12

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicant for change in the assessed valuation of property affecting the 2011 assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2647	James Patrick	Submitted

At the hour of 2:40 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted application. The Board reconvened in open session at 2:55 p.m. and took certain action, as specified under this date, on the original of the respective application:

Appeal No.	Name	Disposition
2011-2647	James Patrick	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2009-2605	1540 Market Street NV, LLC	Postponed
2009-2606	1540 Market Street NV, LLC	Postponed
2009-2607	1540 Market Street NV, LLC	Postponed
2009-2608	1540 Market Street NV, LLC	Postponed
2011-1646	Cooney Family Trust	Withdrawn
2011-1759	Flatiron Building, LLC	Withdrawn
2011-1858	Prado 825 Pine, LLC	Withdrawn
2011-1860	Prado 825 Pine, LLC	Withdrawn
2011-2402	555 Fourth Street Associates	Withdrawn
2011-2403	555 Fourth Street Associates	Withdrawn
2011-2626	Petite Swan LLC	Withdrawn
2011-2627	Rising Rex LP/Hotel Rex	Withdrawn
2011-2628	Petite Auberge LP	Withdrawn
2011-2648	Bundox Restaurant	Postponed
2011-2720	1540 Market Street NV, LLC	Postponed
2011-2721	1540 Market Street NV, LLC	Postponed
2011-2722	1540 Market Street NV, LLC	Postponed
2011-2723	1540 Market Street NV, LLC	Postponed

There being no further business, the Board, at the hour of 2:58 p.m. recessed to reconvene on Thursday, January 3, 2013, at 1:30 p.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board January 17, 2013

Phone: (415) 554-6778
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TDD: (415) 554-5227
E-mail: AAB@sfgov.org

ASSESSMENT APPEALS BOARD
City Hall, Room 405
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102-4697

Agenda* / Notice of Assessment Appeals Board

Assessment Appeals Board 2 Hearing
Room 406, City Hall
Tuesday, December 18, 2012
1:30 PM

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12/18/12

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Public comment will be taken for items on the agenda, as well as items not on the agenda but under the jurisdiction of the Board. Each person wishing to speak on an item before the Board shall be permitted to be heard once for up to three minutes.

1) Public comment* (For all items on the agenda, as well as items not on the agenda, but under the jurisdiction of the Board.)

2) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5376
APPLICANT:	PHILLIPS, CHARLES
PARCEL NO.:	7008 027
PARCEL ADDRESS:	0422 VICTORIA ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$580,022.00
APPLICANT'S OPINION:	$515,000.00
TAXABLE YEAR:	2008
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

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3) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5420
APPLICANT:	KWONG TRUST
PARCEL NO.:	1009 006
PARCEL ADDRESS:	0343 WALNUT ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$633,762.00
APPLICANT'S OPINION:	$201,548.00
TAXABLE YEAR:	2010
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE
STATUS:	POSTPONED

4) Hearing, discussion, and possible action involving:

APPLICATION:	2010-5807
APPLICANT:	GALEA, VICTORIA
PARCEL NO.:	3588 064
PARCEL ADDRESS:	0615 0619 GUERRERO ST,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$688,490.00
APPLICANT'S OPINION:	$538,503.00
TAXABLE YEAR:	2007
APPEAL TYPE:	Real Property
ROLL TYPE:	SUPPLEMENTAL
STATUS:	POSTPONED

5) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0249
APPLICANT:	PHUNG, QUYEN
PARCEL NO.:	4991 655
PARCEL ADDRESS:	2010 PELICAN COVE TERR,
TOPIC:	Base Year/Change in Ownership-Incorrect Value
CURRENT ASSESSMENT:	$625,900.00
APPLICANT'S OPINION:	$184,665.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	BASE YEAR

6) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0250
APPLICANT:	PHUNG, QUYEN
PARCEL NO.:	4991 655
PARCEL ADDRESS:	2010 PELICAN COVE TERR,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$625,900.00
APPLICANT'S OPINION:	$184,665.00
TAXABLE YEAR:	2009
APPEAL TYPE:	Real Property
ROLL TYPE:	ESCAPE

7) Hearing, discussion, and possible action involving:

APPLICATION:	2011-0482
APPLICANT:	CHOW, TSENG
PARCEL NO.:	4991 528
PARCEL ADDRESS:	0301 CRESCENT WAY, #3318
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$380,000.00
APPLICANT'S OPINION:	$250,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

8) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3430
APPLICANT:	SCOPETTA, GUISEPPE
PARCEL NO.:	3513 088
PARCEL ADDRESS:	0135 VALENCIA ST, #1A
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$543,995.00
APPLICANT'S OPINION:	$200,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

9) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3500
APPLICANT:	WICKLOW PARTNERS
PARCEL NO.:	1375 049
PARCEL ADDRESS:	1445 LAKE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$4,279,072.00
APPLICANT'S OPINION:	$2,507,220.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	POSTPONED

10) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3506
APPLICANT:	RITE AID CORP, LESSEE
PARCEL NO.:	2411 021M
PARCEL ADDRESS:	0445 TARAVAL ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$3,119,808.00
APPLICANT'S OPINION:	$936,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR
STATUS:	WITHDRAWN

11) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3512
APPLICANT:	CASEY, DENIS
PARCEL NO.:	1003 035
PARCEL ADDRESS:	2829 CLAY ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$2,868,033.00
APPLICANT'S OPINION:	$2,003,379.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

12) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3528
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A008
PARCEL ADDRESS:	2198 OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$853,329.00
APPLICANT'S OPINION:	$519,700.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

13) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3529
APPLICANT:	GARBANZO LLC
PARCEL NO.:	5590A007
PARCEL ADDRESS:	2160V OAKDALE AVE,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$517,331.00
APPLICANT'S OPINION:	$224,460.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

14) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3565
APPLICANT:	TASNEEM, RUKHSANA
PARCEL NO.:	4941 025
PARCEL ADDRESS:	6201 03RD ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$305,912.00
APPLICANT'S OPINION:	$1.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

15) Hearing, discussion, and possible action involving:

APPLICATION:	2011-3570
APPLICANT:	ORLANDO, MICHAEL
PARCEL NO.:	1229 023
PARCEL ADDRESS:	1867 PAGE ST,
TOPIC:	Decline in Value
CURRENT ASSESSMENT:	$1,664,621.00
APPLICANT'S OPINION:	$1,125,000.00
TAXABLE YEAR:	2011
APPEAL TYPE:	Real Property
ROLL TYPE:	REGULAR

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Disability Access – The hearing room is wheelchair accessible.

* Public comment will be taken on every item on the agenda.

JOURNAL OF PROCEEDINGS

CITY AND COUNTY OF SAN FRANCISCO

ASSESSMENT APPEALS BOARD

In the meeting of Assessment Appeals Board Number 2 for the City and County of San Francisco on Tuesday, December 18, 2012, at 1:30 p.m.

Present: Scott Spertzel, Meg Ruxton and Mervin Conlan

Quorum present

Chairperson: Scott Spertzel, Presiding

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll being present, the Board took certain action, as specified under this date, on the original of the respective applications:

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Appeal No.	Name	Disposition
2011-0249	Quyen Phung	Submitted
2011-0250	Quyen Phung	Submitted
2011-0482	Tseng Chow	Submitted
2011-3430	Guiseppe Scopetta	Submitted
2011-3570	Michael Orlando	Submitted

At the hour of 3:25 p.m. the Board went into closed session to deliberate and take possible action on the above-referenced submitted applications. The Board reconvened in open session at 3:55 p.m. and took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2011-0249	Quyen Phung	A.V.Lowered (Board)
2011-0250	Quyen Phung	A.V.Lowered (Board)
2011-0482	Tseng Chow	A.V.Lowered (Board)
2011-3430	Guiseppe Scopetta	A.V.Lowered (Board)
2011-3570	Michael Orlando	A.V.Lowered (Board)

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll year having not been present for hearing as scheduled, the Board took certain action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5376	Charles Phillips	Denied-No Show
2011-3528	Garbanzo LLC	Denied-No Show
2011-3529	Garbanzo LLC	Denied-No Show

The following listed applicants for change in the assessed valuation of property affecting various years of the assessment roll having not been present for hearing as scheduled, the Board took no action, as specified under this date, on the original of the respective applications:

Appeal No.	Name	Disposition
2010-5420	Kwong Trust	Postponed
2010-5807	Victoria Galea	Postponed
2011-3500	Wicklow Partners	Postponed
2011-3506	Rite Aid Corp, Lessee	Withdrawn
2011-3512	Denis Casey	Withdrawn
2011-3565	Rukhsana Tasneem	Postponed

There being no further business, the Board, at the hour of 3:55 p.m. recessed to reconvene on Monday, January 7, 2013, at 9:30 a.m.

Angela Calvillo
Clerk

Dawn Duran
Administrator

Approved by the Board on Thursday, January 10, 2013

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Houchen
Bindery Ltd